



The Study Meeting of the West Valley City Council will be held on Tuesday, October 21, 2014, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted October 16, 2014, 10:00 a.m.

A G E N D A

1. Call to Order
2. Roll Call
3. Review Agenda for Regular Meeting of October 21, 2014
4. Awards, Ceremonies and Proclamations Scheduled for October 28, 2014:
 - A. Proclamation Declaring November 1, 2014, as "Extra Mile Day" in West Valley City
5. Resolutions:
 - A. 14-180: Authorize the City to Acquire, by Negotiation or Condemnation, Real Property from Julie Ann Cooper Located at 3027 - 3035 West Leon Avenue
 - B. 14-181: Authorize the West Valley City Police Department to Accept an award from the COPS Hiring Program Through the U.S. Department of Justice
 - C. 14-182: Ratify the City Manager's Appointment of Members to the Utah Cultural Celebration Center Foundation Committee
6. Communications:
 - A. General Plan Status Update (30 minutes)
 - B. West Valley Fiber Network Update (15 minutes)

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

- C. Council Update
 - D. Other
- 7. New Business:
 - A. Council Reports
- 8. Motion for Executive Session
- 9. Adjourn

PROCLAMATION

WEST VALLEY CITY, UTAH

**A PROCLAMATION DECLARING NOVEMBER 1,
2014, AS “EXTRA MILE DAY” IN WEST VALLEY
CITY.**

WHEREAS, West Valley City is a community which acknowledges that a special vibrancy exists with the entire community when its individual citizens collectively “go the extra mile” in personal effort, volunteerism, and service; and

WHEREAS, West Valley City is a community which encourages its citizens to maximize their personal contribution to the community by giving of themselves wholeheartedly and with total effort, commitment, and conviction to their individual ambitions, family, friends and community; and

WHEREAS, West Valley City is a community which chooses to shine a light on and celebrate individuals and organizations within its community who “go the extra mile” in order to make a difference and lift up fellow members of their community; and

WHEREAS, West Valley City acknowledges the mission of the Extra Mile America to create 500 Extra Mile cities and states in America and is proud to support “Extra Mile Day” on November 1, 2014.

NOW, THEREFORE, we, the Mayor and City Council of West Valley City, do hereby proclaim November 1, 2014 to be Extra Mile Day. We urge each individual in the community to take time on this day to not only “go the extra mile” in his or her own life, but to also acknowledge all those around who are inspirational in their efforts and commitment to make their organizations, families, community, country, or world a better place.

DATED this _____ day of _____, 2014.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Item: _____
Fiscal Impact: _____
Funding Source: _____
Account No: _____

ISSUE:

Approve a resolution to authorize condemnation to acquire property located at approximately 3027 – 3035 West Leon Avenue, in order to facilitate the construction of a roadway.

SYNOPSIS:

The City is currently attempting to purchase the land located at 3027 – 3035 West Leon Avenue from Julie Ann Cooper. At present, it appears that condemnation will be necessary to complete the acquisition. This resolution is requested in the likely event that condemnation becomes necessary.

BACKGROUND:

The house located at 3027 – 3035 West Leon Avenue is in a group of houses that the City must own in order to build a roadway through the Fairbourne Station development. The City has been unsuccessful in attempting to contact Ms. Cooper.

A condemnation action would require that the appraised value of the property be placed into escrow. The City would file a Motion for Default and a Motion for Immediate Occupancy and upon an order from the Court, receive title to the property and build the road. Ms. Cooper's money would earn interest in escrow until claimed.

RECOMMENDATION:

Approve resolution.

SUBMITTED BY:

J. Eric Bunderson, City Attorney

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO
ACQUIRE, BY NEGOTIATION OR CONDEMNATION,
REAL PROPERTY FROM JULIE ANN COOPER
LOCATED AT 3027 - 3035 WEST LEON AVENUE.**

WHEREAS, pursuant to State law, West Valley City may purchase, receive, hold, sell, lease, convey, and dispose of real property for the benefit of the City, and also has the power of eminent domain to acquire property for public purposes and uses, including roadways; and

WHEREAS, the City Council of West Valley City, Utah, has determined that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to acquire the property located at 3027 – 3035 West Leon Avenue in order to facilitate construction of a roadway; and

WHEREAS, the City Council of West Valley City, Utah, has determined that acquisition of said property would be for a public purpose and use; and

WHEREAS, the property to be acquired by the City is attached to this Resolution as an exhibit; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the City, by and through the City staff, is authorized to acquire the above-described real property, free and clear of all outstanding liens or encumbrances. This acquisition may be made by offer and negotiation with the owners of the interests in the parcel of real property by City staff for good and valuable consideration equal to the fair market value of said parcel; and

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to accept said property and to execute any and all documents that may be necessary to complete the acquisition of said real property; and

BE IT FURTHER RESOLVED that should negotiations to acquire the property be unsuccessful, and the use of eminent domain or other legal action be necessary, the City, through its legal counsel, is authorized to undertake condemnation action or such other legal action as may be necessary to acquire, in the name of the City, all interests in the above-described real property in accordance with the applicable statutes relating to eminent domain and, if necessary, to make application for an Order of Immediate Occupancy, permitting the City to take immediate possession of the above-described real property.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2014.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

EXHIBIT

All of Lot 15, HOLMBERG SUBDIVISION, according to the official plat thereof recorded in the office of the Salt Lake County Recorder.

Parcel Number 15-33-104-002

ITEM #: _____
FISCAL IMPACT: \$1,250,000/- \$626, 922 (partial match)
FUNDING SOURCE: U.S. Department of Justice, COPS Hiring Program/General Fund (partial match)

ISSUE:

Authorize the Police Department to accept an award from the COPS Hiring Program through the Department of Justice. The award amount is \$1,250,000. The funds would be utilized to hire ten (10) additional police officers.

SYNOPSIS:

The U.S. Department of Justice Programs has awarded the West Valley City Police Department \$1,250,000 from the COPS Hiring Program Grant. The funds will be used to hire ten (10) new officers to help our agency meet the growing needs of West Valley City and provide exceptional service to its residents. In order to accept this award, the City is required to provide a cash match of \$626,922 over the course of three years.

BACKGROUND:

West Valley City has seen a large increase in population during its history, making it difficult for the police department to provide the kind of service our residents expect and deserve. Although we strive each and every day to provide excellent service, we know that having more officers on the road means a quicker response time and more time to devote to each case that is investigated.

As officers are hired with this grant, Chief Russo intends to create a new unit (Fast Action Unit) consisting of five officers and a sergeant. These added resources will be directed to implement intervention strategies which target persistent or emerging crime problems or community concerns that adversely impact quality of life.

The remaining four officers will be assigned to the Community Response Unit. Members to this unit are assigned to specific geographical areas within the city. Their assignment will include regular contact with our citizens in their neighborhoods. These officers will be a direct source of contact. They will be familiar with the unique challenges each neighborhood faces and they will be a part of a permanent solution. They will be gatherers of intelligence information that can be used to arrest suspects committing crimes that impact the quality of life in our neighborhoods.

RECOMMENDATION:

Approve the award from the U.S. Department of Justice, COPS Hiring Program Grant and the use of matching City funds from the General Fund.

SUBMITTED BY:

Lee Russo, Chief of Police

WEST VALLEY CITY

RESOLUTION NO. 14-181

**A RESOLUTION AUTHORIZING THE ACCEPTANCE OF
A COPS HIRING PROGRAM GRANT THROUGH THE
DEPARTMENT OF JUSTICE.**

WHEREAS, West Valley City (the “City”) has been awarded a COPS Hiring Program Grant through the U.S. Department of Justice (the “Grant”) in the amount of \$1,250,000; and

WHEREAS, the funds will be used to hire ten (10) police officers; and

WHEREAS, in order to accept the Grant, the City is required to provide a cash match of \$626,922; and

WHEREAS, the City desires to provide the cash match; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interest of the citizens of West Valley City to accept the Grant; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah that the City is hereby authorized to accept the Award Document from the U.S. Department of Justice for an amount of \$1,250,000 and provide a cash match of \$626,922, subject to final approval of the document by the City Manager and the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2014.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



William Merritt <william.merritt@wvc-ut.gov>

Fwd: COPS Hiring Program Grant

1 message

Wayne Pyle <wayne.pyle@wvc-ut.gov>

Mon, Sep 29, 2014 at 1:32 PM

To: Lee Russo <lee.russo@wvc-ut.gov>, William Merritt <William.Merritt@wvc-ut.gov>

----- Forwarded message -----

From: **Office of Community Oriented Policing Services (COPS)** <copsusdoj@service.govdelivery.com>

Date: Mon, Sep 29, 2014 at 1:14 PM

Subject: COPS Hiring Program Grant

To: wayne.pyle@wvc-ut.gov

U.S. DEPARTMENT OF JUSTICE
OFFICE OF COMMUNITY ORIENTED POLICING SERVICES
145 N Street, NE, Washington, D.C. 20530

COPSSeptember 29,
2014City Manager
Wayne Pyle

West Valley, City of
3600 South Constitution Boulevard
West Valley City, UT 84119

Re: COPS Hiring Program Grant # 2014UMWX0150
ORI#: UT01825

Dear City Manager Pyle:

Congratulations! On behalf of Attorney General Eric Holder, I am pleased to inform you that the COPS Office has approved your agency for 10 officer positions under the 2014 COPS Hiring Program (CHP). The *estimated* amount of federal funds to be awarded to your jurisdiction over the three-year grant period is \$1,250,000. Your local cash match will be \$626,922. Your agency may use CHP grant funding to hire new officers or rehire officers who have been laid off, or scheduled to be laid off on a specific future date, as a result of local budget cuts, on or after the official grant award start date. Please note that any changes to the awarded hiring categories require an official review and approval by the COPS Office.

To officially accept and begin your COPS Hiring Program grant, your agency must access www.cops.usdoj.gov and select the Account Access link in the upper right corner to log in, review, and electronically sign the Award Document (including Grant Terms and Conditions) and any special conditions as applicable. In addition, if your agency was awarded funding for School Resource Officers, a Memorandum of Understanding (MOU) must be signed by the law enforcement executive and designated representative for the school/school district and submitted to the COPS Office for review prior to the drawdown of grant funding.

In order to electronically sign your Award Document, the appropriate Account Roles, with E-Signature and User Permissions must be established and assigned in Agency Portal. The Agency Portal Instruction Manual currently available on the COPS website at <http://cops.usdoj.gov/Default.asp?Item=46>

has been enhanced to include a Quick Step Guide. This guide will provide your agency with all of the information needed to successfully establish Account Roles and assign User Permissions in preparation to sign the Award Document as well as manage many aspects of your COPS grant online. Please review and follow these steps carefully as this is the only method for signing your Award Document.

The CHP grant award start date is **September 1, 2014**. Therefore, your agency can be reimbursed for allowable and approved expenditures made on or after this date. Please be advised that some of your requested items may not have been approved by the COPS Office during the budget review process. When you receive your award package, please carefully review your Financial Clearance Memorandum (FCM) to determine your approved budget, as grant funds may only be used for approved items. The FCM will specify the final award amount, and will also identify any disallowed costs. We strongly encourage you to visit <http://cops.usdoj.gov/Default.asp?Item=2367> immediately to access a supplemental online award package that contains a variety of important and helpful documents that will assist you with the implementation of your grant, including the 2014 CHP Grant Owner's Manual, which specifies the programmatic and financial terms, conditions, and requirements of your grant. Please print out a copy of your application and maintain it with your grant file records.

As a reminder, all positions awarded under CHP (or an equal number of veteran officers) must initiate or enhance community policing in accordance with the community policing strategy as described within Section 6 of your application. If, for any reason, your agency finds that your community policing strategies have significantly changed from those outlined in your application (e.g., because you received fewer officers than originally requested and thus must alter the scope of your community policing strategies), please revise the strategy accordingly and submit it to the COPS Office for review and approval.

As part of the 2014 COPS Hiring Program, your agency will be required to submit quarterly Federal Financial Reports (SF-425) as well as quarterly program progress reports. CHP grantees should be prepared to track and report CHP funding separately from other funding sources (including other COPS and federal grants) to ensure accurate financial and programmatic reporting on a timely basis. Your agency should ensure that you have financial internal controls in place to monitor the use of CHP funding and ensure that its use is consistent with the grant terms and conditions. In addition, your agency will be required to complete the Community Policing Self-Assessment Tool (CP-SAT) at the beginning and again towards the end of the grant award period.

Also, please remember that grantees must retain all sworn officer positions awarded under the 2014 CHP grant for a minimum of 12 months following the 36-month federal funding period. The retained CHP-funded position(s) should be added to your law enforcement budget with state and/or local funds, over and above the number of locally-funded positions that would have existed in the absence of the grant. In your 2014 CHP grant application, your agency was required to affirm that it plans to retain the additional officer positions awarded following the expiration of the grant, and to identify the planned sources of retention funding. If, during the life of the grant, you have questions regarding the retention requirement or your retention funding sources, please contact the COPS Office for assistance.

We look forward to working with your agency in a productive partnership to further your community policing efforts. If you have any questions about your grant, please do not hesitate to call your Grant Program Specialist through the COPS Office Response Center at [1.800.421.6770](tel:18004216770).

Sincerely,



Ronald L. Davis
Director

This email was sent to wayne.pyle@wvc-ut.gov using GovDelivery, on behalf of: Office of Community Oriented Policing Services (COPS) · 145 N St, NE · Washington, DC 20530 · [800-421-6770](tel:800-421-6770)



U.S. DEPARTMENT OF JUSTICE
OFFICE OF COMMUNITY ORIENTED POLICING SERVICES
145 N Street, N.E., Washington, DC 20530

COPS

**Grants Administration Division
COPS Hiring Program
Treasury Account Symbol (TAS) 15X0406**

Grant #: 20140MWX0150
ORI #: 0101825
Applicant Organization's Legal Name: West Valley, City of
DUNS #: 053734703
Law Enforcement Executive: Chief of Police Lee Russo
Government Executive: City Manager Wayne Pyle

Award Start Date: 09/01/2014

Award End Date: 08/31/2017

Full-Time Officers Funded: 10

New Hires: 10

Rehires - Scheduled for Lay-Off: 0

Rehires - Previously Laid Off: 0

Award Amount: \$1,250,000.00

Ronald L. Davis
Director

09/28/2014

Date

By signing this Award Document, the grantee agrees to abide by all FY 2014 COPS Hiring Program (CHP) grant terms and conditions and, if applicable, the Special Award Conditions and/or High Risk Conditions in the Award Document Supplement.

False statements or claims made in connection with COPS grants may result in fines, imprisonment, debarment from participating in federal grants or contracts, and/or any remedy available by law to the Federal Government.

ADVANCING PUBLIC SAFETY THROUGH COMMUNITY POLICING



U. S. Department of Justice
Office of Community Oriented Policing Services
2014 COPS Hiring Program Grant Terms and Conditions

By signing the Award Document to accept this COPS Hiring Program (CHP) grant, the grantee agrees to abide by the following grant terms and conditions:

1. **Grant Owner's Manual.** The grantee agrees to comply with the terms and conditions in the 2014 COPS Hiring Program Grant Owner's Manual; COPS statute (42 U.S.C. §. 3796dd, et seq.); 28 C.F.R. Part 66 or 28 C.F.R. Part 70 as applicable (governing administrative requirements for grants and cooperative agreements); 2 C.F.R. Part 225 (OMB Circular A-87), 2 C.F.R. Part 220 (OMB Circular A-21), 2 C.F.R. Part 230 (OMB Circular A-122), and 48 C.F.R. Part 31.000 et seq. (FAR 31.2) as applicable (governing cost principles); OMB Circular A-133 (governing audits); representations made in the CHP grant application; and all other applicable program requirements, laws, orders, regulations, or circulars.

2. **Assurances and Certifications.** The grantee acknowledges its agreement to comply with the Assurances and Certifications forms that were signed as part of its CHP application.

3. **Allowable Costs.** The funding under this project is for the payment of approved full-time entry-level salaries and fringe benefits over three years (for a total of 36 months of funding), up to a maximum federal share of \$125,000 per officer position for career law enforcement officer positions hired and/or rehired on or after the official grant award start date. Any salary and fringe benefit costs higher than entry-level that your agency pays a CHP-funded officer must be paid with local funds.

Your agency is required to use CHP grant funds for the specific hiring categories awarded. Funding under this program may be used for the following categories:

- a. Hiring new officers, which includes filling existing officer vacancies that are no longer funded in your agency's budget;
- b. Rehiring officers laid off by any jurisdiction as a result of state, local, or Bureau of Indian Affairs (BIA) budget cuts; and/or
- c. Rehiring officers who were, at the time of grant application, scheduled to be laid off (by your jurisdiction) on a specific future date as a result of state, local, or BIA budget cuts.

If your agency's local fiscal conditions have changed and your agency needs to change one or more of the funded hiring categories, your agency should request a post-award grant modification and receive prior approval before spending CHP funding under the new category.

The Financial Clearance Memorandum (FCM), included in your award package, specifies the amount of CHP funds awarded to your agency. You should carefully review your FCM, which contains the final officer salary and fringe benefit categories and amounts for which your agency was approved. Please note that the salary and fringe benefit costs requested in your CHP application may have been adjusted or removed. Your agency may only be reimbursed for the approved cost categories that are documented within the FCM, up to the amounts specified in the FCM. **Your agency may not use CHP funds for any costs that are not identified as allowable in the Financial Clearance Memorandum.**

Only actual allowable costs incurred during the grant award period will be eligible for reimbursement and drawdown. If your agency experiences any cost savings over the course of the grant (for example, your grant application overestimated the total entry-level officer salary and fringe benefits package), your agency may not use that excess funding to extend the length of the grant beyond 36 months. Any funds remaining after your agency has drawn down for the costs of approved salaries and fringe benefits incurred for each awarded position during the 36-month funding period will be deobligated during the closeout process, and should not be spent by your agency.

4. **Local Match.** Grantees are required to contribute a local match of at least 25 percent towards the total cost of the approved grant project, unless waived in writing by the COPS Office. The local match must be a cash match from funds not previously budgeted for law enforcement purposes and must be paid during the grant award period. The local match contribution must be made on an increasing basis during each year of the three-year grant period, with the federal share decreasing accordingly.

5. **Supplementing, Not Supplanting.** State, local, or BIA funds budgeted to pay for sworn officer positions irrespective of the receipt of CHP grant funds may not be reallocated to other purposes or refunded as a result of a CHP grant being awarded. Non-federal funds must remain available for and devoted to that purpose, with CHP funds supplementing those non-federal funds. Funding awarded cannot be obligated until after the grant award start date. This means that CHP funds cannot be applied to any agency cost or obligation incurred prior to the award start date. In addition, your agency must take active and timely steps pursuant to its standard procedures to fully fund law enforcement costs already budgeted as well as fill all locally-funded vacancies resulting from attrition during the life of the grant.

6. **Retention.** At the time of grant application, your agency committed to retaining all sworn officer positions awarded under the CHP grant with state and/or local funds for a minimum of 12 months following the conclusion of 36 months of federal funding for each position, over and above the number of locally-funded sworn officer positions that would have existed in the absence of the grant. Your agency cannot satisfy the retention requirement by using CHP-funded positions to fill locally-funded vacancies resulting from attrition.

7. **Extensions.** Your agency may request an extension of the grant award period to receive additional time to implement your grant program. Such extensions do **not** provide additional funding. Grants may be extended a maximum of 36 months beyond the initial award expiration date. Any request for an extension beyond 36 months will be evaluated on a case-by-case basis. Only those grantees that can provide a reasonable justification for delays will be granted no-cost extensions. Reasonable justifications may include difficulties in filling COPS-funded positions, officer turnover, or other circumstances that interrupt the 36-month grant funding period. An extension allows your agency to compensate for such delays by providing additional time to complete the full 36 months of funding for each position awarded. **Extension requests must be received prior to the end date of the award.**

8. **Modifications.** During the CHP grant award period, it may become necessary for an agency to modify its CHP grant award due to changes in an agency's fiscal or law enforcement situation. Modification requests should be submitted to the COPS Office when an agency determines that it will need to shift officer positions awarded in one hiring category into a different hiring category, reduce the total number of positions awarded, shift funds among benefit categories, and/or reduce the entry-level salary and fringe benefit amounts. For example, an agency may have been awarded CHP grant funding for ten new, additional full-time sworn officer positions, but due to severe fiscal distress/constraints, the agency determines it is unable to sustain all ten positions and must reduce its request to five full-time positions; or an agency may have been awarded CHP grant funding for two new, additional sworn officer positions, but due to fiscal distress/constraints the agency needs to change the hiring category from the new hire category to the rehire category for officers laid off or scheduled for lay-off on a specific future date post-

U. S. Department of Justice
Office of Community Oriented Policing Services
2014 COPS Hiring Program Grant Terms and Conditions

application. Grant modifications under CHP are evaluated on a case-by-case basis. The COPS Office will only consider a modification request after an agency makes final, approved budget and/or personnel decisions. An agency may implement the modified grant award following written approval from the COPS Office. Please be aware that the COPS Office will not approve any modification request that results in an increase of federal funds.

9. **Evaluations.** The COPS Office may conduct monitoring or sponsor national evaluations of the COPS Hiring Program. The grantee agrees to cooperate with the monitors and evaluators.

10. **Reports.** To assist the COPS Office in the monitoring of your award, your agency will be responsible for submitting quarterly programmatic progress reports and quarterly Federal Financial Reports using Standard Form 425 (SF-425).

11. **Federal Civil Rights Laws.** As a condition of receipt of federal financial assistance, you acknowledge and agree that you will not (and will require any subgrantees, contractors, successors, transferees, and assignees not to), on the ground of race, color, religion, national origin (which includes providing limited-English proficient persons meaningful access to your programs), sex, disability or age, unlawfully exclude any person from participation in, deny the benefits of, or employment to any person, or subject any person to discrimination in connection with any programs or activities funded in whole or in part with federal funds. These civil rights requirements are found in the non-discrimination provisions of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. § 2000d); the Omnibus Crime Control and Safe Streets Act of 1968, as amended (42 U.S.C. § 3789d); Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); the Age Discrimination Act of 1975 (42 U.S.C. § 6101, et seq.); Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681 et seq.); and the corresponding DOJ regulations implementing those statutes at 28 C.F.R. Part 42 (subparts C, D, E, G, and I). You also agree to comply with Executive Order 13279 Equal Treatment for Faith-Based Organizations and its implementing regulations at 28 C.F.R. Part 38, which requires equal treatment of religious organizations in the funding process and non-discrimination of beneficiaries by Faith-Based Organizations on the basis of belief or non-belief.

12. **Equal Employment Opportunity Plan (EEO Plan).** All recipients of funding from the COPS Office must comply with the federal regulations pertaining to the development and implementation of an Equal Employment Opportunity Plan (28 C.F.R. Part 42 subpart E).

13. **Grant Monitoring Activities.** Federal law requires that law enforcement agencies receiving federal funding from the COPS Office must be monitored to ensure compliance with their grant conditions and other applicable statutory regulations. The COPS Office is also interested in tracking the progress of our programs and the advancement of community policing. Both aspects of grant implementation—compliance and programmatic benefits—are part of the monitoring process coordinated by the U.S. Department of Justice. Grant monitoring activities conducted by the COPS Office include site visits, office-based grant reviews, alleged noncompliance reviews, financial and programmatic reporting, and audit resolution. As a CHP grantee, you agree to cooperate with and respond to any requests for information pertaining to your grant.

14. **Employment Eligibility.** The grantee agrees to complete and keep on file, as appropriate, a Bureau of Citizenship and Immigration Services Employment Eligibility Verification Form (I-9). This form is to be used by recipients of federal funds to verify that persons are eligible to work in the United States.

15. **Community Policing.** Community policing activities to be initiated or enhanced by your agency were identified and described in your CHP grant application. Your agency developed a community policing plan for the CHP grant with specific reference to a crime or disorder problem and the following elements of community policing: a) problem solving—your agency's plan to assess and respond to the problem identified; b) community partnerships and support, including related governmental and community initiatives that complement your agency's proposed use of CHP funding; and c) organizational transformation—how your agency will use the funds to reorient its mission to community policing or enhance its involvement in and commitment to community policing.

The COPS Office defines community policing as a philosophy that promotes organizational strategies, which support the systematic use of partnerships and problem-solving techniques, to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime. CHP grants must be used to initiate or enhance community policing activities. All newly hired, additional or rehired officers (or an equal number of redeployed veteran officers) funded under CHP must implement your agency's approved community policing plan, which you described in your grant application.

16. **Community Policing Self Assessment Tool (CP-SAT).** The COPS Office will require your agency to complete the Community Policing Self Assessment Tool (CP-SAT) twice within the grant period, at the beginning and again towards the end of your grant period.

17. **Contracts With Other Jurisdictions.** Grantees that provide law enforcement services to another jurisdiction through a contract must ensure that officers funded under this grant do not service the other jurisdiction, but will only be involved in activities or perform services that exclusively benefit the grantee's own jurisdiction.

18. **False Statements.** False statements or claims made in connection with COPS grants may result in fines, imprisonment, or debarment from participating in federal grants or contracts, and/or any other remedy available by law.

19. **Additional High-Risk Grantee Requirements.** The recipient agrees to comply with any additional requirements that may be imposed during the grant performance period if the awarding agency determines that the recipient is a high-risk grantee (28 C.F.R. Parts 66 and 70).

20. **System for Award Management (SAM) and Universal Identifier Requirements.**

The Office of Management and Budget requires federal agencies to include the following standard award term in all grants and cooperative agreements made on or after October 1, 2010:

A. Requirement for System for Award Management (SAM) Registration

Unless you are exempted from this requirement under 2 C.F.R. Part 25.110, you as the recipient must maintain the currency of your information in the SAM until you submit the final financial report required under this award or receive the final payment, whichever is later. This requires that you review and update the information at least annually after the initial registration, and more frequently if required by changes in your information or another award term.

U. S. Department of Justice
Office of Community Oriented Policing Services
2014 COPS Hiring Program Grant Terms and Conditions

B. Requirement for Data Universal Numbering System (DUNS) Numbers

If you are authorized to make subawards under this award, you:

1. Must notify potential subrecipients that no entity (see definition in paragraph C of this award term) may receive a subaward from you unless the entity has provided its DUNS number to you.
2. May not make a subaward to an entity unless the entity has provided its DUNS number to you.

C. Definitions

For purposes of this award term:

1. *System for Award Management (SAM)* means the federal repository into which an entity must provide information required for the conduct of business as a recipient. Additional information about registration procedures may be found at the SAM Internet site at www.sam.gov.
 2. *Data Universal Numbering System (DUNS) number* means the nine- or thirteen-digit number established and assigned by Dun and Bradstreet, Inc. (D&B) to uniquely identify business entities. A DUNS number may be obtained from D&B by telephone (currently 866.705.5711) or the Internet at <http://fedgov.dnb.com/webform>.
 3. *Entity*, as it is used in this award term, means all of the following, as defined at 2 C.F.R. Part 25, subpart C:
 - a. A governmental organization, which is a state, local government, or Indian Tribe;
 - b. A foreign public entity;
 - c. A domestic or foreign non-profit organization;
 - d. A domestic or foreign for-profit organization; and
 - e. A federal agency, but only as a subrecipient under an award or subaward to a non-federal entity.
 4. *Subaward*:
 - a. This term means a legal instrument to provide support for the performance of any portion of the substantive project or program for which you received this award and that you as the recipient award to an eligible subrecipient.
 - b. The term does not include your procurement of property and services needed to carry out the project or program (for further explanation, see Sec. ____210 of the attachment to OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations").
 - c. A subaward may be provided through any legal agreement, including an agreement that you consider a contract.
 5. *Subrecipient* means an entity that:
 - a. Receives a subaward from you under this award; and
 - b. Is accountable to you for the use of the federal funds provided by the subaward.
21. **Reporting Subaward and Executive Compensation.** The Office of Management and Budget requires federal agencies to include the following standard award term in all grants and cooperative agreements made on or after October 1, 2010:
- a. Reporting of first-tier subawards.**
1. *Applicability.* Unless you are exempt as provided in paragraph d. of this award term, you must report each action that obligates \$25,000 or more in federal funds that does not include Recovery funds (as defined in section 1512(a)(2) of the American Recovery and Reinvestment Act of 2009, Pub. L. 111–5) for a subaward to an entity (see definitions in paragraph e. of this award term).
 2. *Where and when to report.*
 - i. You must report each obligating action described in paragraph a.1. of this award term to www.fsrs.gov.
 - ii. For subaward information, report no later than the end of the month following the month in which the obligation was made. (For example, if the obligation was made on November 7, 2010, the obligation must be reported by no later than December 31, 2010.)
 3. *What to report.* You must report the information about each obligating action that the submission instructions posted at www.fsrs.gov specify.
- b. Reporting Total Compensation of Recipient Executives.**
1. *Applicability and what to report.* You must report total compensation for each of your five most highly compensated executives for the preceding completed fiscal year, if—
 - i. the total federal funding authorized to date under this award is \$25,000 or more;
 - ii. in the preceding fiscal year, you received—
 - (A) 80 percent or more of your annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. Part 170.320 (and subawards); and
 - (B) \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. Part 170.320 (and subawards); and
 - iii. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at www.sec.gov/answers/excomp.htm.)
 2. *Where and when to report.* You must report executive total compensation described in paragraph b.1 of this award term:
 - i. As part of your registration profile at www.sam.gov.
 - ii. By the end of the month following the month in which this award is made, and annually thereafter.
- c. Reporting of Total Compensation of Subrecipient Executives.**

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1. **Applicability and what to report.** Unless you are exempt as provided in paragraph d. of this award term, for each first-tier subrecipient under this award, you shall report the names and total compensation of each of the subrecipient's five most highly compensated executives for the subrecipient's preceding completed fiscal year, if—
 - i. in the subrecipient's preceding fiscal year, the subrecipient received—
 - (A) 80 percent or more of your annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. Part 170.320 (and subawards); and
 - (B) \$25,000,000 or more in annual gross revenues from federal procurement contracts (and subcontracts) and federal financial assistance subject to the Transparency Act, as defined at 2 C.F.R. Part 170.320 (and subawards); and
 - ii. The public does not have access to information about the compensation of the executives through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. (To determine if the public has access to the compensation information, see the U.S. Security and Exchange Commission total compensation filings at www.sec.gov/answers/excomp.htm.)
2. **Where and when to report.** You must report subrecipient executive total compensation described in paragraph c.1. of this award term:
 - i. To the recipient.
 - ii. By the end of the month following the month during which you make the subaward. For example, if a subaward is obligated on any date during the month of October of a given year (i.e., between October 1 and 31), you must report any required compensation information of the subrecipient by November 30 of that year.

d. Exemptions

If, in the previous tax year, you had gross income, from all sources, under \$300,000, you are exempt from the requirements to report:

- i. Subawards, and
- ii. The total compensation of the five most highly compensated executives of any subrecipient.

e. Definitions. For purposes of this award term:

1. **Entity** means all of the following, as defined in 2 C.F.R. Part 25:
 - i. A governmental organization, which is a state, local government, or Indian Tribe;
 - ii. A foreign public entity;
 - iii. A domestic or foreign non-profit organization;
 - iv. A domestic or foreign for-profit organization;
 - v. A federal agency, but only as a subrecipient under an award or subaward to a non-federal entity.
2. **Executive** means officers, managing partners, or any other employees in management positions.
3. **Subaward:**
 - i. This term means a legal instrument to provide support for the performance of any portion of the substantive project or program for which you received this award and that you as the recipient award to an eligible subrecipient.
 - ii. The term does not include your procurement of property and services needed to carry out the project or program (for further explanation, see Sec. ____210 of the attachment to OMB Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations").
 - iii. A subaward may be provided through any legal agreement, including an agreement that you or a subrecipient considers a contract.
4. **Subrecipient** means an entity that:
 - i. Receives a subaward from you (the recipient) under this award; and
 - ii. Is accountable to you for the use of the federal funds provided by the subaward.
5. **Total compensation** means the cash and noncash dollar value earned by the executive during the recipient's or subrecipient's preceding fiscal year and includes the following (for more information see 17 C.F.R. Part 229.402(c)(2)):
 - i. **Salary and bonus.**
 - ii. **Awards of stock, stock options, and stock appreciation rights.** Use the dollar amount recognized for financial statement reporting purposes with respect to the fiscal year in accordance with the Statement of Financial Accounting Standards No. 123 (Revised 2004) (FAS 123R), Shared Based Payments.
 - iii. **Earnings for services under non-equity incentive plans.** This does not include group life, health, hospitalization or medical reimbursement plans that do not discriminate in favor of executives, and are available generally to all salaried employees.
 - iv. **Change in pension value.** This is the change in present value of defined benefit and actuarial pension plans.
 - v. **Above-market earnings on deferred compensation that is not tax-qualified.**
 - vi. Other compensation, if the aggregate value of all such other compensation (e.g. severance, termination payments, value of life insurance paid on behalf of the employee, perquisites or property) for the executive exceeds \$10,000.

22. **Debarment and Suspension.** The recipient agrees not to award Federal funds under this program to any party which is debarred or suspended from participation in Federal assistance programs.

23. **Duplicative Funding.** The recipient understands and agrees to notify the COPS Office if it receives, from any other source, funding for the same item or service also funded under this award.

24. **Whistleblower Protection.** The recipient agrees not to discharge, demote, or otherwise discriminate against an employee as reprisal for the employee disclosing information that he/she reasonably believes is evidence of gross mismanagement of a Federal contract or grant, a gross waste of Federal funds, an abuse of authority relating to a Federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a Federal contract (including the competition for or negotiation of a contract) or grant. The recipient also agrees to provide to their employees in writing (in the predominant native

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language of the workforce) of the rights and remedies provided in 41 U.S.C. 4712. Please see Appendix F in the Grant/Award Owner's Manual for a full text of the statute.

Item #:	
Fiscal Impact:	N/A
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	N/A

ISSUE:

A resolution appointing members of the Utah Cultural Celebration Center Foundation Committee.

SYNOPSIS:

The Resolution ratifies the City Manager's appointment of certain individuals as members of the Utah Cultural Celebration Center Foundation Committee for a two year term as noted on the list attached to the resolution. The listed appointees are willing to serve as members of the Utah Cultural Celebration Center Foundation Committee.

BACKGROUND:

The Utah Cultural Celebration Center Foundation Committee consists of up to 13 members who serve for a term of two years. The Committee works to further the interests of the Foundation and the Utah Cultural Celebration Center by assisting in program development, fundraising, and promoting the cause of cultural diversity in the City.

RECOMMENDATION:

Approval of this Resolution.

WEST VALLEY CITY, UTAH

RESOLUTION NO. 14-182

**A RESOLUTION RATIFYING THE CITY
MANAGER'S APPOINTMENT OF MEMBERS TO
THE UTAH CULTURAL CELEBRATION CENTER
FOUNDATION COMMITTEE.**

WHEREAS, the Utah Cultural Celebration Center Committee consists of members appointed by the City Manager; and

WHEREAS, the City Manager desires to appoint individuals for the terms as listed on the attachment to this resolution; and

WHEREAS, these individuals are willing to accept said appointments; and

WHEREAS, said appointments require the advice and consent of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that it hereby ratifies the City Manager's appointment of members of the Utah Cultural Celebration Center Foundation Committee.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2014.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Utah Cultural Celebration Center Foundation

<u>Member Name</u>	<u>Position</u>	<u>Appointment Re-Appointment</u>	<u>Term (Two Years)</u>
Rita Martin	Member	Appointment	October 1, 2014 – September 30, 2016
V. Kim Martinez	Member	Appointment	October 1, 2014 – September 30, 2016

I Introduction

1-1 Historical Context

Early History

The first settlers in the Salt Lake Valley were the Mormon pioneers. In 1847, after declaring “This is the Place,” Brigham Young’s vanguard detachment of twenty-three wagons and 143 men, three women and two children, began the task of surviving that first year. In the fall of 1848, a pioneer named Joseph Harker crossed the Jordan River to procure better grass for his animals. He built his dugout along the west bank of the river near what is now 3300 South. Several other families followed in 1849 including Samuel Bennion, Thomas Mackay, Thomas Tarbet, William Farrer, William Blackhurst and John Robinson. In 1850, these families moved to 4800 South and began building permanent homes.

The U.S. Army under Captain Johnston arrived in the Valley in 1857. The soldiers crossed the Jordan River near the present site of the Salt Lake County Fairgrounds, marching southwest to 1700 West and continuing directly south to Camp Floyd. Unfortunately, their horses and cattle caused considerable damage to local property. Protests from families living along 1700 West were so strong that Johnston received orders for his soldiers to put up fences to protect these farms. Redwood from California was used to build the fences and 1700 West became known as Redwood Road.

Between 1866 and 1870 the pioneers, who were primarily Mormon and included many foreign-born Mormon converts, moved up from the Jordan River bottom and onto the “flats.” New homes, chapels, irrigation canals and roads were built and fruit trees were quickly planted to insure greater self-sufficiency. Buildings were constructed mainly with adobe brick, and logs from the mountains were used in stake and pole fencing. Development was slow due to the lack of reliable water and the harsh conditions.

Farming was a challenge for the pioneers. Initially, dry farming was practiced due to the limited water supply, with results ranging from very successful to disastrous. Soon irrigation canals were dug to provide a steady supply of water. Unfortunately, the high water table left the area prone to becoming waterlogged and often the high mineral content close to the surface rose with the water level and poisoned the crops. Many residents found they needed additional sources of income to support their families.

As it grew, the land “over Jordan” became known as Brighton, Granger, Hunter and Pleasant Green. By the 1880s, improved and extensive canal systems pushed dry farming to larger areas to the west and the south and horse driven threshers were replaced by mowing machines. Homes began to be constructed of lumber and brick, and locust and poplar trees were planted to provide shade and to slow the wind. Several water wells were driven with sledge hammers, some to a depth of 100 feet. Jacob Hunter started Granger’s first business by building a smoke house and curing meat for his neighbors.

1900- 1980

Granite School District was formed in 1904 and several new schools were erected. Joseph Fairbourne became the community's first blacksmith and started the first Granger Post Office at 3200 West and 3500 South. In Hunter, mail could be picked up at Rasmus Nielson's country store. The Bamberger and Orem railroads linked the area with Salt Lake and Provo by 1917, and were used to move cash crops such as peas, tomatoes, onions, apples and sugar beets.

Beginning in 1910, Granite High School, the "Farmers' School," emphasized classes in agriculture, home economics and trade industries. By 1920, the P.T.A. had been organized, as well as the West Side Commercial Club, to further the interests of business in the Granger, Hunter and Pleasant Green areas. Kennecott Copper Mine and Hercules Aerospace brought vastly expanded employment opportunities to the west side.

The area known as Chesterfield was settled during the Great Depression. Land was inexpensive and those without a place to stay could set up camp until they had the means to buy property and build a home. Those were hard times with many people spending the winter in tents or one room make-shift homes. Permanent homes were eventually constructed, and the area today is still a unique neighborhood with an agrarian feel.

The 1930s also brought increased industrial and commercial growth. In 1932, the Winder family relocated Winder Dairy from South Salt Lake to 4400 West and 4100 South. Fassio Egg Farms opened at 5200 West and 3650 South. Numerous coal and feed businesses sprung up along with gas stations, grocery stores and cold storage lockers.

The first two subdivisions for Granger were recorded in 1948 and homes sold for \$4,200. The Granger-Hunter Improvement District was created by the Salt Lake County Commissioners on January 13, 1950 to provide infrastructure for water and sewer service. With water finally readily available, the area grew rapidly. Granger High School was completed in 1958 and had an enrollment of over 900 students in its first year.

By the early 1960s, the area had a Chamber of Commerce and Community Council. Several shopping centers, banks, savings and loan and medical centers were also welcomed into the growing community. At the close of 1962, Granger had 77 subdivisions with space for nearly 5,000 building lots.

The 1970s saw continued growth and expansion of business, industry and education. Valley Fair Mall, major industrial parks and further subdividing led to a strengthened tax base. In 1975 the County opened the Redwood Multipurpose Center, providing recreational facilities as well as social services to the Redwood and Chesterfield neighborhoods.

Incorporation and the 1980s

Through the 1970s, many residents in the Granger, Hunter and Redwood area began to look at creating a new city through incorporation. They were increasingly frustrated with high taxes,

limited control of the planning and zoning process and a perception that the east side of the Valley was getting more County attention than the west side.

Yet, there was considerable opposition from those who felt that the proposed city did not have an adequate tax base. Opponents were also worried because the law at the time required second class cities, those with populations over 60,000, to form their own school districts. Estimates showed that the proposed city would reach that population in a few years, adding the costs of setting up a new school district to the costs of setting up a new city government. This was the deciding factor for many people, and the initial attempt at incorporation was defeated in 1978.

The idea did not die. That same year, the Legislature changed the law so that second class cities were no longer required to create separate school districts. This eliminated much of the financial concern and made the incorporation idea more feasible to residents. Another vote was held in February 1980, and this time the residents of Granger, Hunter and Redwood narrowly approved incorporation. The opposition did not give up and scheduled a disincorporation vote for July 8, one week after the official birth of the City. They were unable to dissolve the new city, however, as residents again expressed support for incorporation.

At the time of the 1980 incorporation vote, there was also a vote for City officers. Henry Price, one of the prime movers behind incorporation, became the first mayor of West Valley City. He, along with two commissioners, Renee Mackay and Jerry Wagstaff, helped form the administrative and legislative bodies of the new City. Their goals included limiting taxes, encouraging home ownership, improving the appearance of the City, respecting property rights and creating a park system.

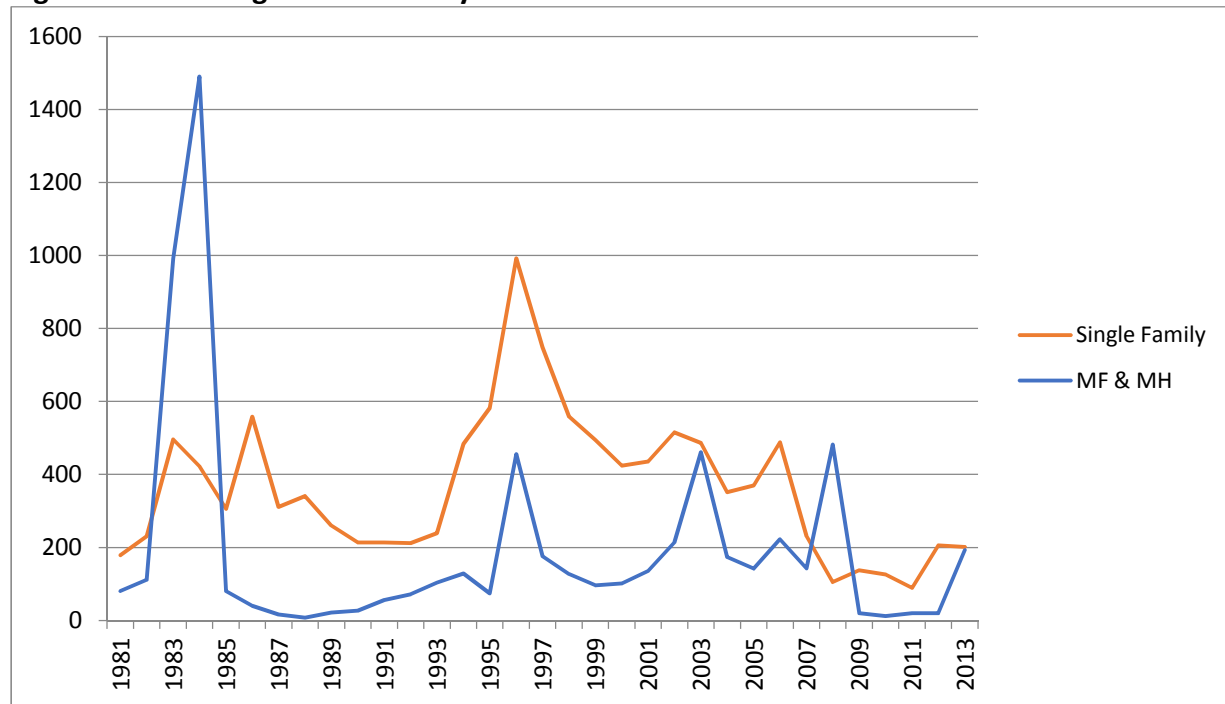
A referendum changed the City's government to a council/manager form, effective January 4, 1982. The first Council was comprised of Gerald K. Maloney as Mayor and Brent F. Anderson, Larry D. Bunkall, Michael R. Embley, Jay G. Jackson, Claude L. Jones and Quentin C. Winder as Councilmen. John D. Newman became West Valley City's first City Manager.

In March of 1988 the City annexed the land around the Hercules rocket fuel manufacturing plant (now Alliant Techsystems, Inc.). In 1984 Hercules was Salt Lake County's largest private employer with more than 5,000 employees and a payroll of \$115 million. There was considerable controversy because Hercules insisted that there be 'overpressure zones' surrounding their plant to protect against damage from potential explosions. A complex plan was worked out between Salt Lake County, Hercules and West Valley City to issue a revenue bond to buy land in the overpressure zone for recreational use and an industrial park. Hercules was to purchase additional land and give some to West Valley. The area became known as West Ridge and the West Ridge Golf Course was built. Improvements were installed to make the area an attractive commercial park. Frito Lay is the largest of several businesses that have located there.

1990 through 2007

Major changes for the City began in the mid 1990's. In March of 1996, the City annexed approximately 680 acres located generally south of 6200 South that includes the Diamond Summit subdivision. Significant growth occurred in residential and commercial development in the mid to late 1990s. Figure 1-1 below shows residential permit activity for single family and multi-family dwelling units. With the exception of 1983 and 1984 when large apartment complexes were developed, the mid to late 1990s have been the fastest growing period since incorporation. During this same period, the Lake Park Corporate Center, Presidential Business Park, and the entertainment area around the Maverik Center were developed. Centennial Park, the City's largest park, was also developed in the late 1990s.

Figure 1-1: Building Permit Activity for New Residential Construction Since 1981



Source: West Valley City Building Inspection Department

Residential construction remained strong from 2000 until 2007, when residential development slowed due to the national credit crisis. Residential land values rose dramatically during this period. In 2001, residential land was estimated at \$45,000 per acre. Land values increased to just over \$100,000 per acre in 2005 and over \$180,000 per acre in 2007. For this reason, the City saw residential development occur in areas that were previously intended for industrial development as well as significant infill development. Major subdivisions developed since 2000 include Vivante, Stonegate, Meadowlands, Hunter Village and Sugarplum. Strong commercial development along 5600 West north of 3500 South during this period has made this corridor a major regional commercial center.

2008 to the Present

By 2008, the real estate bubble had burst and the housing market had crashed. Single family home construction slowed considerably compared to historic rates, and with the exception of the E-Gate apartments near the Maverik Center, multi-family construction practically stopped for the next three years. As of 2014, single family home construction has risen considerably, averaging about 200 new units a year for the last several years, and multi-family construction has increased considerably as well. The Residences at Fairbourne, the Sage Gate Apartments, the Pinnacle at Highbury, the Villages at Westridge, and the Truong Townhomes are among recent multi-family developments.

While housing construction went through a lull, commercial construction has been strong since 2008. The 5600 West commercial corridor has experienced significant new construction, and has emerged as a retail and restaurant center for residents of the City and the west side of the valley. Target anchors the Highbury Centre project, which has shops, restaurants, a theater, and will soon host a Marriott TownePlace Hotel.

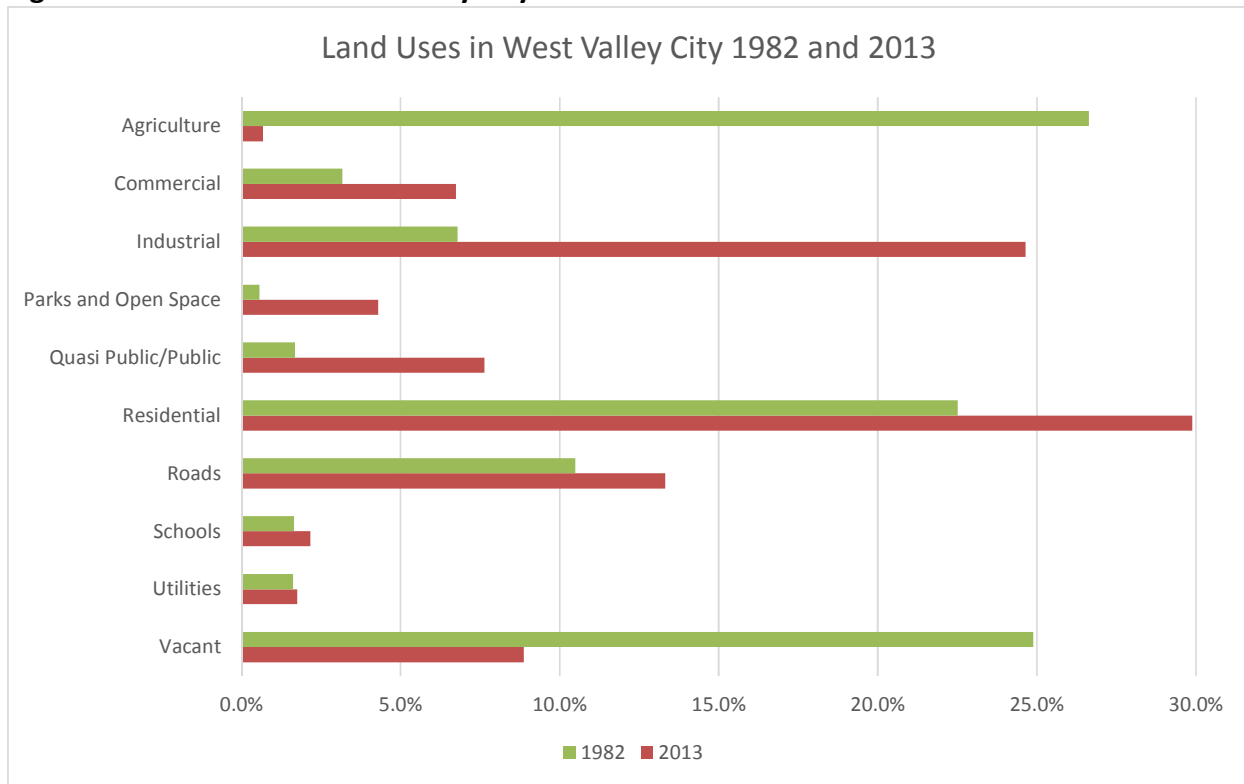
Construction activity around Fairbourne Station has been strong as well, with the continued expansion of Valley Fair Mall, the completion of the Embassy Suites in 2012, reconstruction of the Plaza and Phase One of the Promenade in 2012, and the reconfiguration of the 3500 South I-215 exit together with the construction of the 2400 West frontage road.

1-2 State of the City

Existing Land Uses in West Valley City

West Valley City's land use has changed substantially since 1982 when the City's first land use study was performed. As Figure 1-2 and Table 1-1 indicate, the amount of land in agricultural use has declined considerably, as has vacant, unbuilt land. Accounting for this, in large part, is the increase of land developed for residential land uses.

Figure 1-2: Land Use in West Valley City: 1982 and 2013



Source: West Valley City Building Inspection Department

Table 1-1: Land Uses in West Valley City: 1982 and 2013

Land Use	1982			2013		
	Acres	% of City	% of Residential	Acres	% of City	% of Residential
Agriculture	4,605	26.6%		154	0.7%	
Commercial	550	3.2%		1,548	6.8%	
Industrial	1,175	6.8%		5,649	24.6%	
Parks & Open Space	98	0.6%		986	4.3%	
Quasi Public/Public	291	1.7%		1,752	7.6%	
Residential Total	3,892	22.5%		6,855	29.9%	
Single Family	3,387	19.6%	87.0%	5,774	25.2%	84.2%
Duplex	153	0.9%	3.9%	159	0.7%	2.3%
Mobile Home	211	1.2%	5.4%	327	1.4%	4.8%
Multi-Family	141	0.8%	3.6%	595	2.6%	8.7%
Roads	1,815	10.5%		3,055	13.3%	
Schools	285	1.6%		495	2.2%	
Utilities	281	1.6%		402	1.8%	
Vacant/Undeveloped Land	4,303	24.9%		2,033	8.9%	
Totals	17,294			22,930		

Source: West Valley City Community & Economic Development

Another noteworthy change shown in Table 1-1 is the 33% increase in total City acreage realized through several annexations.

Residential

Since incorporation, the percentage of residential land developed for single family homes has remained fairly constant; single family homes represented 87% of developed residential land in 1982, and that figure has only dropped to 84% by 2013. However, multi-family residential land has increased from 3.6% of all residential land in 1982 to 8.6% in 2013.

Commercial

The percentage of land dedicated to commercial uses has doubled since 1982, and now represents 6.8% of the City. Community shopping centers at 4100 South and 5600 West, 4700 South and 4000 West, and 6200 South and 5600 West provide vital goods and services to the immediate areas. 5600 West north of 3500 South is rapidly developing and has become a regional draw. Commercial properties continue to redevelop along 3500 South and Redwood Road.

Industrial

Industrial land has expanded dramatically from 6.9% in 1982 to 24.6% in 2013. Alliant Techsystems Inc. owns nearly 40 percent of all industrial land in West Valley City. West Ridge, Lake Park Corporate Center, Lake Pointe Corporate Center, Presidential Business Center, the trucking companies along the SR-201 frontage road, and the ARA Industrial Center are all major warehousing centers.

Parks and Open Space

The allocation of land for parks and recreation increased substantially in the early days of the City, from 98 acres in 1982 to 986 in 2013. This growth was fueled by the development of West Ridge Golf Course, Centennial Park, Stonebridge Golf Course, and several regional and neighborhood parks of varying sizes. Since the last General Plan update, we have lost some acreage due to construction of the Mountain View Corridor and reconfiguration of the West Ridge Golf course.

Agriculture

Agricultural land has given way to development. Over a quarter of the City was in agricultural use in 1982. Through the development of new residential subdivisions, shopping centers and industrial parks, agricultural property now constitutes less than 1% of the City's total area.

Important Development Projects

Since the last General Plan Update, the areas around 5600 West and Fairbourne Station have experienced significant development:

- The Highbury development is well underway. This is a mixed-use project featuring a variety of retail uses along 5600 West, a mix of housing types, schools, and open space with significant water features. Highbury will complement the Lake Park project, a major regional employment center that houses over 13,000 jobs.

- At Fairbourne Station, the Embassy Suites Hotel has been built, the first phase of the Residences at Fairbourne are being completed, and the Plaza and first phase of the Promenade have been built.
- As of 2014, the Valley Fair Mall continues their expansion and renovation plans. Valley Fair Mall has increased their retail square footage from 600,000 to 1,000,000 square feet.
- The City formed the North West Economic Development Area for the ARA Industrial Center development, which will bring up to 3.4 million square feet of new warehousing space to the City.

Transportation Improvement Projects

A number of significant transportation and transit projects have also been completed or are underway:

- The reconstruction of 3500 South with dedicated center Bus Rapid Transit (BRT) lanes and raised passenger platforms was completed in 2010.
- The West Valley City TRAX Green Line began operating in 2011.
- As of 2014, Phase One of the Mountain View Corridor (two lanes each travel direction with surface intersections) has been built from the south end of the valley to 5400 South. Property acquisition for the entire freeway through West Valley City is well underway.

Housing, Demographics, and Employment

The graphs and table that follow provide a basic picture of the current state of West Valley City with information on employment, housing tenure and household size and other pertinent statistics. The introduction and background sections of each chapter provide more detailed information relevant to the particular chapter. For example, the background section of the Transportation element includes information on traffic volumes on major streets.

As of 2012, West Valley City had an estimated 37,419 housing units with an average household size of 3.49 people. The relatively dramatic increase in the average household size of renter-occupied units has pushed the total average household size up over the past twenty years (2.85 in 1990 to 3.47 in 2012), despite the relatively stable household sizes of owner-occupied units (3.58 in 1990 to 3.51 in 2012). Of all of the states in the nation, Utah has the highest average household size at 3.10 persons per household (the national average is 2.58). See Table 1-2.

Table 1-2: Housing Tenure & Household Size

Table 1-2 West Valley City Housing Tenure & Household Size 2012

	1990	2000	2010	2012
Occupied Housing Units	25,933	32,253	37,139	37,419
Owner-Occupied Housing Units	17,456	23,418	25,975	25,484
Renter-Occupied Housing Units	8,477	8,835	11,164	11,934
Average Household Size of Owner-Occupied Units	3.58	3.48	3.51	3.51
Average Household Size of Renter-Occupied Units	2.85	3.05	3.41	3.47
Total Average Household Size	3.35	3.27	3.48	3.49

Source: U.S. Census Bureau Table DP-1, 2012 ACS DP-04

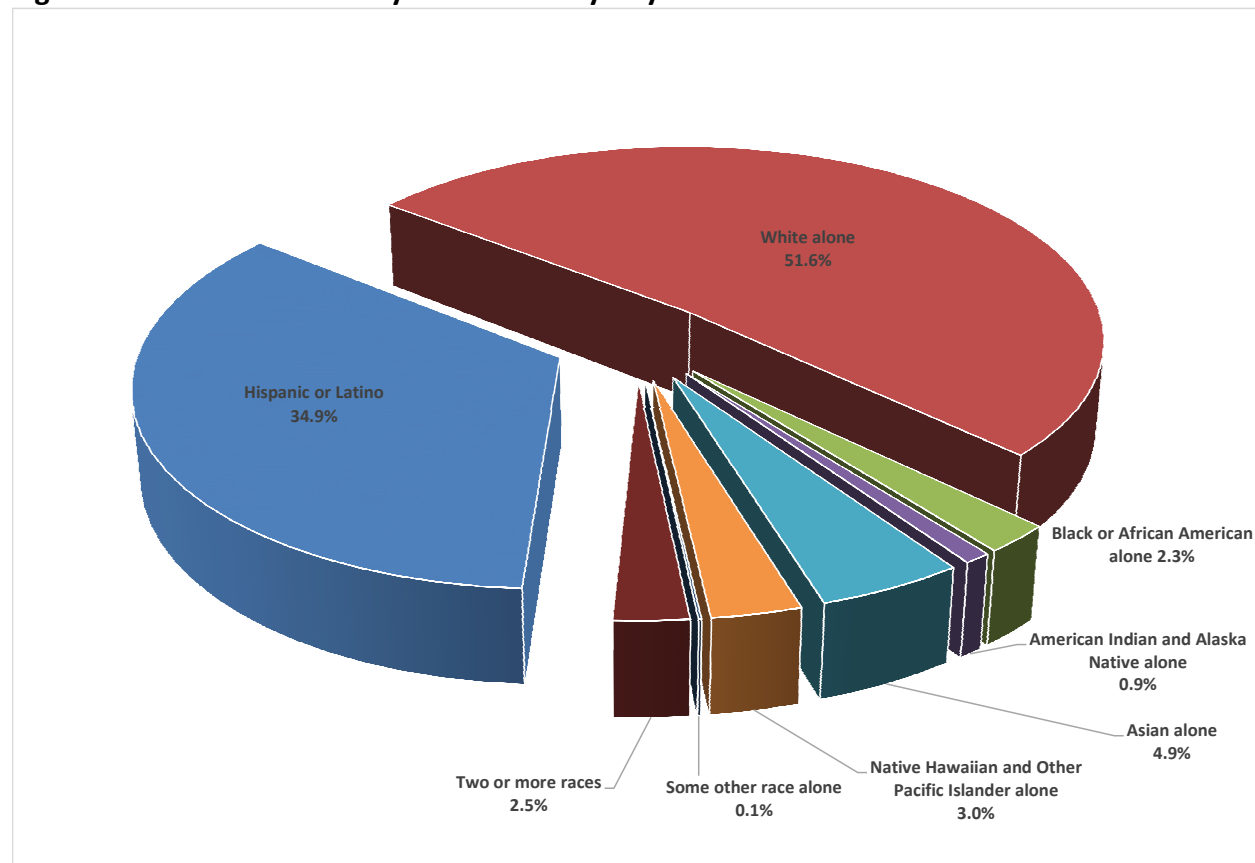
The residents of West Valley City represent a broad variety of races and ethnic backgrounds, compared to the state as a whole. Approximately half (48.4%) of West Valley City residents identify with a race other than white/Caucasian, while the same is true for only about two in ten (19.9%) Utah residents. Owing mainly to the influence of The Church of Jesus Christ of Latter-day Saints, West Valley City has the highest share of population who identify as Native Hawaiian or Other Pacific Islander outside of Hawaii and U.S. Territories in the Pacific. West Valley City has 3,909 Native Hawaiian or Other Pacific Islander residents – 3.0 percent of the total population. Similarly, the City has a significant number of residents (34.9 percent) who identify as Hispanic or Latino, a share that has grown tremendously over the past two decades. It is important to note that Hispanics can be of any race. As of 2012, 51.6 percent of West Valley City residents identified as white and non-Hispanic, making West Valley City one of the most diverse cities in a rather homogenous state. As the LDS Church continues to draw people from all over the world to its Utah headquarters, and as ethnic and racial minorities continue to establish durable networks and successful communities in West Valley City, this trend toward greater diversity will likely continue. Table 1-3 and Figure 1-2 provide race and ethnicity data for 2012.

Table 1-3: Population by Race and Ethnicity 2012

	Total Population	White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone	Some Other Race Alone	Two or More Races	Hispanic or Latino
Utah	2,814,910	2,253,438	27,304	28,007	56,384	25,082	3,465	50,837	370,393
	100.00%	80.1%	1.0%	1.0%	2.0%	0.9%	0.1%	1.8%	13.2%
Salt Lake County	1,048,261	771,089	15,103	6,945	34,766	15,675	1,927	20,934	181,822
	100.0%	73.6%	1.4%	70.0%	3.3%	1.5%	0.2%	2.0%	17.3%
West Valley City	130,981	67,524	2,971	1,149	6,370	3,909	69	3,265	45,724
	100.0%	51.6%	2.3%	0.9%	4.9%	3.0%	1.0%	2.5%	34.9%

Source: American Community Survey Table DP-05

Figure 1-2: Race and Ethnicity in West Valley City in 2012



Source: American Community Survey Table DP-05

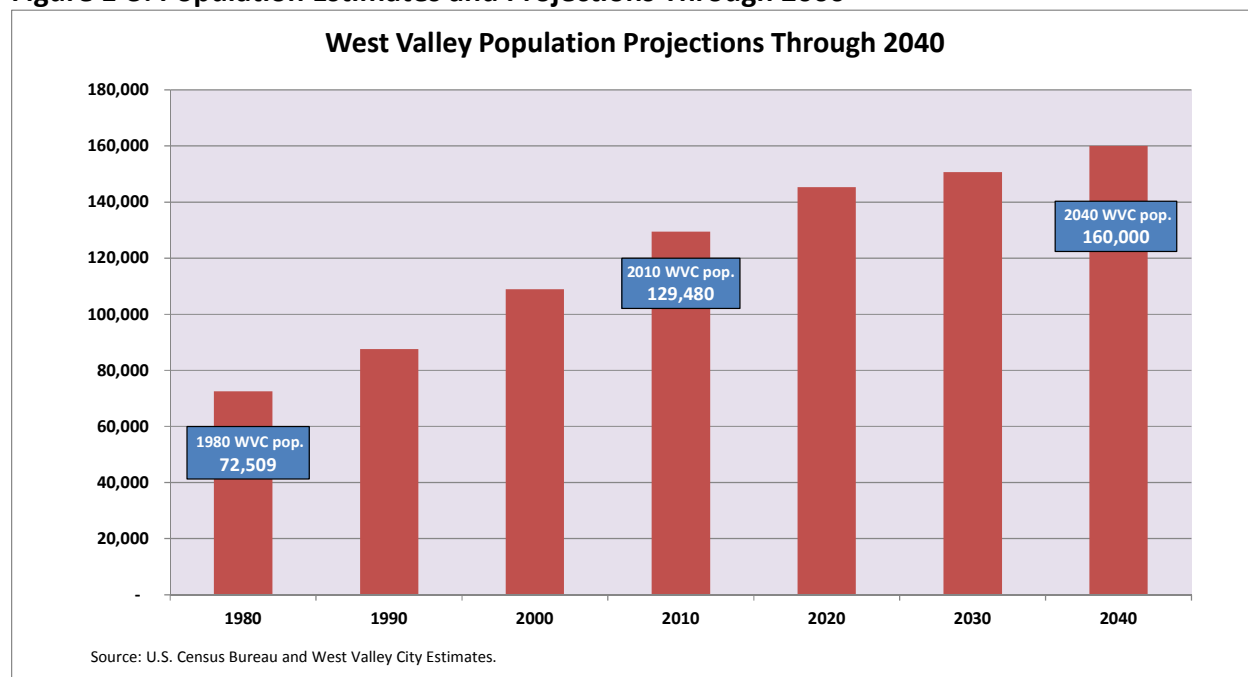
1-3 Projections

The population of West Valley City, as with the rest of the Wasatch Front, is expected to grow through 2030 and beyond. Internal growth, potential annexation and increases in density in some areas will all impact the overall population of the City. As Salt Lake County expands and

fills in, the demand for transportation, transit, retail, and natural resources will also grow regionally. Significant growth is expected in the south valley and the west bench of the Salt Lake Valley, which may mean tremendous impacts to West Valley City as a place of residence, as a destination and as a thoroughfare.

West Valley City had a population of 108,896 in 2000 and 129,480 in 2010. West Valley City's population is expected to grow by almost 24% from 2010 to 160,000 by 2040. Salt Lake County's population was 898,387 in 2000 and 1,029,655 in 2010, and in the same period from 2010 to 2040, Salt Lake County's population is expected to grow by an estimated 47% to 1,507,997 in 2040. Figure 1-3 shows population projections for West Valley City.

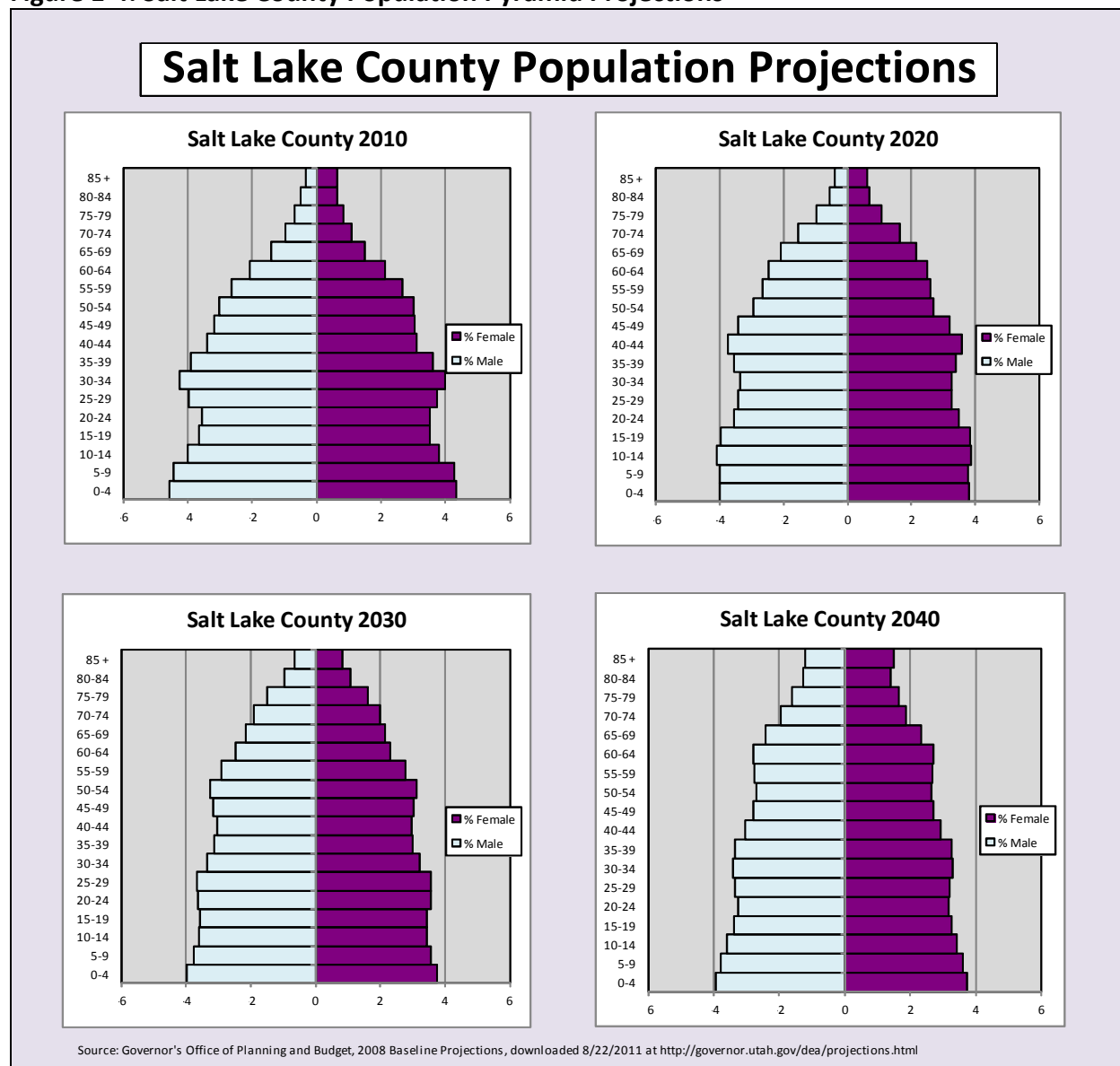
Figure 1-3: Population Estimates and Projections Through 2060



The current and expected future population pyramids show an important countywide transition toward an older population. The median age in Salt Lake County in the year 2000 was just over 27 years of age. In 2010 the median age was 30.8, which is projected to increase to 32 in 2020 and to 33 in 2030. This trend matches that of the State of Utah during the same period. The life expectancy within the State of Utah is expected to increase as well, growing for females from 81.9 years in 2000 to 85.9 years in 2030; and for males, 75.5 years in 2000 to 80.5 years in 2030. The greater life expectancies and transition of the Baby Boomers into retirement age indicate a greater share of older residents in the future. This 'aging' population may have many potential impacts on the county and on West Valley City including increases in needs for senior housing and other services, as well as greater demand for walkability and transit options. In economic development terms, the City could experience more demand for health services, greater retail oriented to older patrons, and demand for recreational services. In regards to housing and transportation, an aging population may demand more walkable neighborhoods,

more compact housing without a lot of yard care, and may desire more efficient transit options to fit a fixed income. While we expect to have a greater share of older residents in the future, there will remain a substantial share of young people in West Valley City. This means that while we expand opportunities for older residents we must also pay attention to the sustained demands for support and services aimed at younger populations. Figure 1-4 shows age trend projections for Salt Lake County.

Figure 1-4: Salt Lake County Population Pyramid Projections



In summary, significant growth in population is expected not only in West Valley City, but among all Wasatch Front communities. Rapidly changing demographics and population growth will place different demands on an aging housing stock. As west Valley City is approaching build out in terms of raw land, these changes will raise important questions as to how we grow, what

we build, and where we should invest resources and prepare for the future. If the number of people in each household drops, for example, as a result of demographic changes, then more households will be needed to accommodate these residents (beyond that needed to house those added to the overall population), and we must determine the type(s) of housing and living environments that they may desire. From the perspective of this General Plan, this type of housing issue might be addressed through patterns of growth. Where might we make changes to the City to adapt to a growing and changing population? Considering the growing interest in walkable neighborhoods, increasing costs of fuel, greater demand for transit alternatives, and the general desire for equity within our community, a series of principles have been selected to form the basis for this Vision West 2035 General Plan.

II Administration Element

2-1 Introduction

As general plans in different communities can vary significantly due to differing values and needs, it is important to explain how this plan is arranged and how it is intended to be used. This section of the West Valley City General Plan contains the data and policies that direct the oversight, application and updates of this plan. This element describes how the West Valley City General Plan is intended to be used and where it fits in the land use planning process.

2-2 West Valley City Vision West 2035 Update

Since the last major update in 2009, the General Plan has received several minor amendments. In 2010, the Hunter Town Center Small Area Plan was adopted to address the area around the intersection of 3500 South and 5600 West. Several sections of the Plan were updated with 2010 Census data and a new Moderate Income Housing Plan was adopted in 2011. In 2012, the Fairbourne Vision was adopted to replace the City Center Vision. At this time a number of text sections were updated to reflect completed transportation and transit projects, and to incorporate transportation and transit projects from the Wasatch Front Regional Council's (WFRC) newly updated 2040 Regional Transportation Plan (RTP).

In 2013, Planning staff developed a plan for a five year minor update to the General Plan. The idea was that the update would be something in between a major overhaul/rewrite and a touch-up of facts and figures. Specifically, staff recommended a revision to this document in terms of:

- Update the General Plan Map to include several new land use categories and reevaluate land use along all opportunity corridors.
- Review land use designations for parcels along and closely related to all opportunity corridors, and make changes as necessary.
- Review the Issues/Goals/Actions for all chapters of the General Plan, to determine if there were completed actions that should be removed from the list, if goals were relevant, to determine whether new issues ought to be included.

Staff reevaluated opportunity areas based on events since the last General Plan update. Based on this evaluation, the following opportunity areas for the 2015-2035 Plan have been reviewed and revised. Opportunity areas are areas of the City considered most likely to change, and include the Metro River Trail light rail station area, 4100 South, the Decker Lake area, the Northwest area, 3500 South, 5600 West, and Redwood Road.

The approach taken for the 2015 to 2035 Update is described below:

Step 1: Research the Opportunity Areas

- Staff collected demographic and economic data and projections from the Census Bureau, the American Community Survey, Governor's Office of Planning and Budget, Utah State Tax Commission, Commerce Real Estate Solutions, Wasatch Front Regional Council, and ESRI Business Analyst Online.
- Traffic data and projections, as well as long term project plans, were provided by the Utah Department of Transportation, Utah Transit Authority, and traffic engineering consultants.
- City staff conducted physical and land use analysis in house, with assistance from other departments, including Police, Fire, Business Licensing, and Public Works.
- An outside consultant, Brook Hontz with Daly Summit Consultants, was contracted with to provide independent analysis of opportunity area data, formulate the public presentation plan, provide feedback on land use alternatives, conduct the public meetings, and provide final input on the land use recommendations for each opportunity area and the General Plan Map.

Step 2: Develop Land Use Alternatives for Public Review

- The data from Step 1 was used to craft two land use options with feedback from Daly Summit Consulting. One was generally a lower density and land use intensity scenario, and the other was a higher density and land use intensity scenario.
- Seven public meetings (one for each opportunity area) were held to gain input on the land use alternatives. Over 1700 invitation letters were mailed out to residents, business owners, and concerned public agencies such as UDOT and UTA. Over 200 people offered input at public meetings, representing a wide range of interests. Participants included residents, business owners, and members of UDOT and UTA.
- Participants were asked to comment on the future land uses alternatives, as well as voice any other concerns they had.

Step 3: Develop a Preferred Land Use Recommendation

- Based on citizen input during the public meetings, Staff and the consultant reevaluated the opportunity areas and developed a preferred land use recommendation.

Step 4: Update all other Chapters of the Plan

- Staff updated each chapter for timeliness of data and relevance of key issues.
- Revisions were made to the issues/goals/actions for each section of the General Plan.

Step 5: Adoption

- The adoption process outlined in State code was followed by having the Planning Commission recommend the General Plan for adoption by the City Council.

2-3 Purpose and Nature of the General Plan

The General Plan provides a broad overview of a city's path into the future regarding housing, employment, recreation, transportation and land use decisions. It is used by residents, landowners, developers, employers as well as City staff, the Planning Commission, Mayor and City Council to understand the anticipated direction of the community and to make preparations to realize the vision of the City. The General Plan is "a tangible representation of what a community wants to be in the future"¹, and a document that helps ensure orderly growth and high quality developments. It is often considered to be the 'Constitution' of future land use.

Residents, workers and employers often share a core set of values which will shape the City as it develops, changes, experiences challenges and shifts priorities. These values are the foundation of the General Plan, and this plan is a formally adopted statement of City leaders of the collective vision of future City priorities and patterns of growth. From the General Plan come specific plans providing greater detail and more specificity to either particular areas or certain systems such as transportation.

In sum, the West Valley City General Plan serves as a:

- Guide for residents, City staff, landowners and developers
- Physical plan for land use preservation or changes
- "Big picture" view of City systems and their interdependence on one another
- Compass to help City staff and elected officials resolve difficult issues
- Comprehensive look at all areas within the City's jurisdiction
- Long-range (twenty year) perspective, focusing on residential, economic, transportation, environmental, and other important community issues.

Though the General Plan addresses a variety of issues and covers the entire city, it in and of itself does not provide specific regulations, directives or incentives. The City uses many other tools to apply the principles contained in the General plan. These include specific area or issue plans, zoning and other parts of the City Code, as well as City Council resolutions. While many issues are presented in the vision of the General Plan, sometimes more time, more research or perhaps more funding is needed to achieve these objectives, and it could take several years to meet some of the more complex, costly, or in some cases risky objectives. However, every five to ten years the pertinent issues in the existing plan should be evaluated against new priorities raised by City residents, the Planning Commission and the City Council in the General Plan Update so that a new vision is set for another twenty years.

The West Valley City General Plan is a comprehensive and advisory document. As such it is important to note that piecemeal application of some parts of this plan to specific projects,

¹ Kelley, Eric Damian and Barbara Becker (2000). *Community Planning: An Introduction to the Comprehensive Plan*. Island Press, Washington D.C., 2000.

while disregarding other elements, will be discouraged by the City. The City will encourage applications of this General Plan that reflect the broader vision and goals of the City and its residents.

2-4 Authority of the General Plan

The State of Utah has required every municipality to develop and maintain a General Plan for their community. This General Plan is required to plan for “present and future needs of the municipality” as well as “growth and development of all or any part of the land within the municipality.”² A host of possible elements may be included to achieve these purposes including housing, economic development, recreation and cultural opportunities, water and sewage services, energy, historical preservation and transportation. West Valley City gets to decide, for the most part, what will be covered in the General Plan as the State of Utah has provided in code that “the municipality may determine the comprehensiveness, extent, and format of the general plan” (USC 10-9a-401).

Though there is flexibility in what goes into the General Plan and how it is organized, there are a few requirements set out by the State of Utah. A land use element is required by State law, which provides for the establishment of long-term goals as well as the extent, distribution and location of “housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate.”³ Also required is a transportation element, which illustrates the general locations and extent of a variety road and transit types, as well as a moderate-income housing element that estimates and provides realistic opportunities to meet the projected moderate-income housing need. The General Plan is intended to be an advisory document, supported by both state and municipal code, and while some land-use decisions may stray from the General Plan, it is strongly encouraged that this plan be followed as closely as possible.⁴

2-5 Changes to the General Plan

The West Valley City General Plan is advisory in nature and may not always lead directly to decisions it suggests. However, it is most effective when it is followed closely and referenced in land use and other planning policy decisions. This plan should be updated periodically to ensure that it continues to represent the will of the public and that it addresses new circumstances.

A distinction needs to be made between General Plan *updates* and *amendments*. A General Plan amendment is usually a relatively minor change or series of changes applied to the existing General Plan to make sure it continues to meet the needs of the City and its residents. Sometimes amendments reflect changes in zoning classifications, which should be consistent with the General Plan map. These amendments are made through a formal public process,

² Utah State Code, 10-9a-401, <http://le.utah.gov/~code/code.htm>, accessed September 2014.

³ Utah State Code, 10-9a-403, <http://le.utah.gov/~code/code.htm>, accessed September 2014.

⁴ For Utah State Code excerpts, current as of September 2014, see the Appendices of this document.

which encourages public input to help the Planning Commission and City Council make their decision to approve or deny the amendment. In many cases, General Plan amendments are initiated by individual property owners or by the Planning Commission. In order to be certain of the best use of the amendment process, proposals should address the following questions:

- 1 - What is the public purpose for the proposed change?
- 2 - Is the public purpose best met by the proposed change?
- 3 - Is the proposed amendment supported by other General Plan principles and vision?
- 4 - Does the proposed change encumber other General Plan goals or actions?
- 5 - What is the extent of the impact to adjacent and other affected landowners?

When making a General Plan Amendment application, additional information will be needed including identification of adjacent land uses, population(s) served, transportation impacts, public facilities impacts (water, sewer, storm water, parks, schools, etc.). Importantly, a firm justification must be made for proposing a change on a particular site.

A General Plan *update* refers to the process of essentially starting over and rewriting the document. This process involves a significant amount of time and energy in assembling the many thoughts, concerns and ideas of residents, employers and workers regarding the direction they would like the City to take. This process is challenging, sometimes costly, and imperfect, but critical to ensuring that this document reflects the City's greater vision of the future.

2-6 Organization of the General Plan

There are many forms that General Plans can take, from a single multiple-layered Comprehensive Plan Map, to lengthy and greatly detailed policy and technical manuals for city development. This plan falls near the middle with many policy suggestions and the provision of a General Plan Map. This format is intended to provide flexibility and guidance to decision makers given the difficulty in anticipating future circumstances. The West Valley City General Plan is divided into several different elements or broad topical areas each detailing several goals addressing significant issues to the City and residents. These goals help to illustrate the direction the City wishes to proceed regarding the identified issues. Supporting each of these goals, a number of more specific actions are proposed. A complete table of all of the goals and actions contained in this plan is available in **Chapter 13** of this document.

Each chapter in this document, with the exception of **Chapter 1 and Chapter 13**, cover unique elements, each with several descriptive segments numbered as Chapter-Segment to aid the location of segments and therefore communication and discussion of the plan.



A separate numbering system is used to identify ‘Goals’ and ‘Actions’ throughout this document. This is done also to facilitate the location of items and to compose a more legible and organized General Plan.



2-7 Issues, Goals and Actions

Issue: Consistency of General Plan and Land Use and Policy Decisions

For the West Valley City General Plan to be most effective, it should be considered in all land use decisions. It is important to note that this Plan attempts to encompass many different issues and topics and to peer well into the future, so it may not clearly address some issues that arise or take into account rapidly changing circumstances. Therefore, it may not be appropriate to always follow the guidance of this Plan, but following its intent as closely as possible will ensure its longevity and validity in ongoing decisions.

2.1 Goal: Follow the General Plan as closely as possible.

- 2.1.1 **Action:** The General Plan should be referenced in the City Council and Planning Commission’s land use recommendations and decisions.
- 2.1.2 **Action:** Appropriate justification should be offered in the event that a land use decision is inconsistent with the General Plan.

2.2 Goal: Maintain consistency between the General Plan and land-use decisions.

- 2.2.1 **Action:** In the event that land use decisions and the General Plan do not align or are inconsistent, the Planning Commission and City Council should process an amendment or update to the General Plan to resolve the discrepancy.

Issue: General Plan Relevance

Though long range plans, including this General Plan, endeavor to plan for a relatively distant future, it should nonetheless be regularly updated to incorporate broader public opinion and address changing circumstances. A current General Plan will better assist property owners, developers and elected officials in finding the best land-use and policy solutions.

2.3 Goal: Keep the General Plan timely and applicable to new circumstances.

2.3.1 Action: Initiate a review, analysis and update of the Moderate-Income Housing Plan every two years per State of Utah requirement.

2.3.2 Action: Prepare a General Plan update approximately every five years.

2.3.3 Action: Establish a biennial informal Planning Commission review of the General Plan map and goal/action items. This review should identify completed actions, as well as opportunities to change goals/actions or identify concepts for new issues, goals and/or actions. Recommendations for changes and amendments should be reviewed and approved by the City Council.

2.3.4 Action: Initiate amendments to the General Plan, as necessary, to address issues of broad significance to the City and its future, including significant changes to public services and safety as well as area annexation.

2.4 Goal: The West Valley City General Plan should provide the basis out of which more specific and detailed short term priorities may be identified.

2.4.1 Action: Use the West Valley City General Plan to assist in the West Valley City Strategic Plan development. The City Strategic Plan is developed annually, and it should identify immediate priorities drawing from the General Plan.

Issue: Involvement in Regional Planning Initiatives and Concerns

At one time residents in this area were relatively isolated from the influences of the growing and bustling cities of the region. Today, West Valley City is the second largest city in the State and is in an increasingly interconnected metropolitan community. This means that the City's decisions increasingly impact, and in turn are impacted by, neighboring cities, townships and Salt Lake County. It will be even more important in the coming years to be a better regional partner in the development of regional plans. As well, it will become more essential for the City to consider the impacts of its decisions beyond its boundaries.

2.5 Goal: Adopt a Valley-wide conscience and be a good regional neighbor.

2.5.1 Action: Enact a 'Good Neighbor' policy that encourages the participation of residents, business owners and other affected entities from adjoining communities in public meetings that may affect them. West Valley City should be proactive in its efforts to acquire public input, and work to avoid the inadvertent exclusion of any who may be impacted by its policy or development decisions.

2.5.2 Action: Provide ongoing support for the engagement of city officials in broad discussions, workshops and conferences on local and regional issues.

2.6 Goal: Stay apprised of the activities of neighboring communities and regional entities.

2.6.1 Action: Participate in regional planning studies and efforts such as the Salt Lake County Cooperative County Plan, coordinate with regional groups such as the Wasatch Front Regional Council Regional Growth Committee, the Utah American Planning Association, and Envision Utah. Consult with Utah State agencies such as the Utah Department of Transportation (UDOT), Utah Transit Authority (UTA), and the Governor's Office of Economic Development (GOED).

V Urban Design Element

5-1 Introduction

The way a city plans and designs its public spaces shapes how it is perceived. Urban design has many components, including street design, street furniture, the placement of utilities, landscaping, signage, and building and site design. The following chapter identifies several issues related to urban design in West Valley City, and makes recommendations to enhance the City's appearance and perception through quality urban design.

5-2 Background

Urban design considerations include:

- Street pavement width
- Park strip/tree wells: width and composition
- Sidewalks: width and location
- Street furniture: lighting, benches, etc.
- Utilities (placement of lines and boxes)
- Landscaping: width and composition
- Signs
- Setbacks/build to lines
- Building orientation
- Building design
- Building height
- Parking: location and screening
- Pedestrian accommodations
- Property maintenance

Several of the design considerations listed above are addressed in the concept of complete streets. The website www.smartgrowthamerica.org defines complete streets as streets “designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.”

5-3 Vision

West Valley City should pursue an urban design strategy that will include a greater intensity of development to create a recognizable downtown; promote attractive streetscapes including trees and other landscaping, buildings close to the street where appropriate, high quality architecture and street furniture, and appropriate signage; and include pedestrian and bicycle accommodations.

5-4 Issues, Goals and Actions

There are three sources of input and evaluation that led to the urban design issues, goals, and actions in this Chapter. First, City staff reviewed the issues, goals, and actions from the previous General Plan and carried over those that were still relevant. The second source of input for the City’s urban design issues, goals, and actions is the West Valley City’s Growth Principles and Objectives. The complete list of these principles and objectives is included in the Introduction of the General Plan. The principles considered most relevant to this Chapter are 1 and 9. The third source of input comes from City staff research and experience.

Issue: Suburban and Urban Development

When addressing the issue of urban design, one size does not fit all. Building setbacks and size and street widths among many other factors vary greatly throughout cities. The concept of transect zones used in the SmartCode developed by Duany Plater-Zyberk & Company (DPZ) recognizes this fact and essentially provides urban design options ranging from natural/rural to downtown/urban. The question for the City to answer is what level of development intensity should be planned for. How we answer this question will guide the development of urban design criteria.

On the issue of development intensity, there are at least three factors to consider. First, the Salt Lake Valley has natural growth boundaries in the mountain ranges and the Great Salt Lake. Given these growth boundaries and the anticipated growth in population and employment, some existing suburban development will likely transition to more urban development. Second, West Valley City is strategically located close to the airport and downtown Salt Lake City and is centrally located in the Valley with good highway access. Third, if the City wants areas along major corridors to redevelop, higher intensity development should be allowed. Redeveloping a property to the same intensity level is usually not enticing to developers since they have to acquire buildings that will be demolished. The increase in value of the resulting new buildings needs to be substantially higher than the original buildings to offset the loss in value resulting from the demolition of the original buildings.

5.1 Goal: Promote a more urban environment along certain major corridors and at light rail stops.

- 5.1.1 Action:** Develop ordinances that encourage higher intensity, more urban development along Redwood Road, 3500 South east of Mountain View Corridor, the Hunter Town Center area and near LRT stops with design standards geared toward urban development.

Issue: Commercial Development Quality and Maintenance

Beginning in 1996, the City has made major changes in ordinances, review procedures, and City organizational structure to improve commercial development quality, property maintenance and the appearance along major streets. The following timeline outlines these changes:

- 1996: The Commercial Overlay Zone was adopted for the Maverik Center area.
- 1998: The Jordan River Overlay Zone was adopted for the River area near 3300 South.
- 1999: The Bangerter Highway Overlay Zone was adopted for development along the north portion of Bangerter Highway. Also, a streetscape ordinance was approved for the east portion 3500 South.
- 2001: The parking ordinance was amended to require berming along streets and landscaping within parking lots. The Redwood Road streetscape ordinance was adopted for all property fronting on Redwood Road. Also in 2001, the sign ordinance was amended to limit pole signs to 10 acre sites and to require nonconforming signs to be replaced with conforming signs under certain conditions.
- 2003: The sign ordinance was amended to cap the number of billboards and to encourage the relocation of nonconforming billboards. Between 2002 and 2004 the Planning Commission began to emphasize the architectural quality of buildings during conditional use review. For example, consider the differences between the Walmart at 3100 South built in 2002 and the Walmart at 6200 South built in 2004.
- 2004: Commercial design standards for all commercial development were adopted. The 5600 West Overlay Zone was adopted for development along the north portion of 5600 West.
- 2006: The City Center Zone was adopted with specific form-based design requirements for the City's planned downtown area.
- 2008: A new department, Community Preservation, was formed with the primary focus of improving property maintenance.
- 2010: The City passed ordinances that further restricted the allowed locations for sexually oriented and outcall businesses, updated provisions for monument signs that reduced allowed sizes and amended fencing/hedge standards along arterial streets.
- 2013: The City passed ordinances that further restricted the allowed locations for pawn shops and updated the Commercial Overlay Zone (now called the Decker Lake Station Overlay Zone).

The ordinances listed above have made a difference in new commercial development; however, it takes time for such ordinances to make a more consistent, visible impact.

While there have been major improvements to commercial development, there is still room for improvement. Some existing commercial properties are not properly maintained and/or are underutilized. As older development along commercial corridors is remodeled or upgraded, the

City should work to bring these properties up to the latest standards. Where redevelopment is contemplated, existing ordinances may need revisions to yield more intense development.

Residential development quality and maintenance are addressed in the Housing and Existing Neighborhoods Chapters.

5.2 Goal: Improve commercial development property maintenance.

- 5.2.1 Action:** Under the direction of the Community Preservation Department, coordinate enforcement efforts between Code Enforcement, Business Licensing, Legal, Building Inspections and Planning and Zoning. Enforcement should be proactive instead of just reacting to complaints.
- 5.2.2 Action:** Review commercial properties for compliance with approved site and landscape plans and enforce deficiencies (example: landscaping shown on the approved landscape plan has died or has been removed).

5.3 Goal: Promote high quality development, reinvestment and redevelopment along major commercial corridors and near light rail stations.

- 5.3.1 Action:** Develop small area plans as time and resources permit for specific corridors or other areas in the City where specific design standards are desired.
- 5.3.2 Action:** Implement small area plans through form-based zoning tailored to each corridor or location.
- 5.3.3 Action:** Amend ordinances to improve the City's ability to bring nonconforming sites into compliance.

5.4 Goal: Promote attractive, water-efficient landscaping and efficient landscaping review.

- 5.4.1 Action:** Amend landscaping standards to provide incentives to developers to install the type of landscaping and site amenities that the City desires. For example, if a developer installs mostly drip irrigation with substantial live plant material, places a building close to the street, keeps mature trees, and/or offers site amenities like benches or patios, the developer could receive a reduction to the required percentage of landscaping.
- 5.4.2 Action:** Where appropriate, consider wider park strips (8 foot minimum) to allow more efficient lawn watering, offer more tree variety, and provide a more attractive streetscape.

Issue: Civic Improvement Quality

Along with improvements on private property, public property or civic improvements have a significant impact on the aesthetics of a street. Such civic improvements include park strips, street trees, street and sidewalk lighting, and sidewalks. The size, quality, and placement of these improvements can make a substantial difference in the quality of a street's appearance and appeal for pedestrians. Wide streets with little or no park strip and no street trees or landscaping can be uninviting or even intimidating for pedestrians.

5.5 Goal: Promote quality streetscapes on major streets.

- 5.5.1 Action:** Where possible, increase park strip widths beyond five feet.
- 5.5.2 Action:** Enforce maintenance of required park strip trees. To ensure proper maintenance, the City should consider maintaining these trees in certain locations.
- 5.5.3 Action:** Consider center landscaped medians to improve the aesthetics and capacity of major streets like 4100 South.
- 5.5.4 Action:** Work with UDOT when state roads are being widened or otherwise modified to improve the streetscape. Where necessary, the City should fund streetscape enhancements.
- 5.5.5 Action:** Amend ordinances to emphasize the following design considerations: high quality and consistent street furniture like bus stops and trash cans, burying overhead power and utilizing different pedestrian accommodations such as varied paving treatments.
- 5.5.6 Action:** Whenever a City street is being widened or reconstructed consider functional as well as aesthetic upgrades including new street lights, complete streets principles, landscaping enhancements, fencing replacement for back facing lots, etc.

Firestone along 2700 W before Mall redevelopment



Olive Garden along 2700 W after Mall redevelopment



Hawaiian Hut along 3500 S before redevelopment



Embassy Suites along 3500 S after redevelopment



VI Existing Neighborhoods Element

6-1 Introduction

This chapter addresses issues related existing single family neighborhoods. Information on code enforcement efforts, the age of housing units and property values are included as background. The issues, goals and actions are intended to address existing housing stock.

As of July 2014, West Valley City contained nearly 40,000 housing units, 65% of which are single family detached homes. Though the City has changed significantly over time, its single family neighborhoods have remained mostly intact and their preservation is an important part of the future vision of the City.

6-2 Background

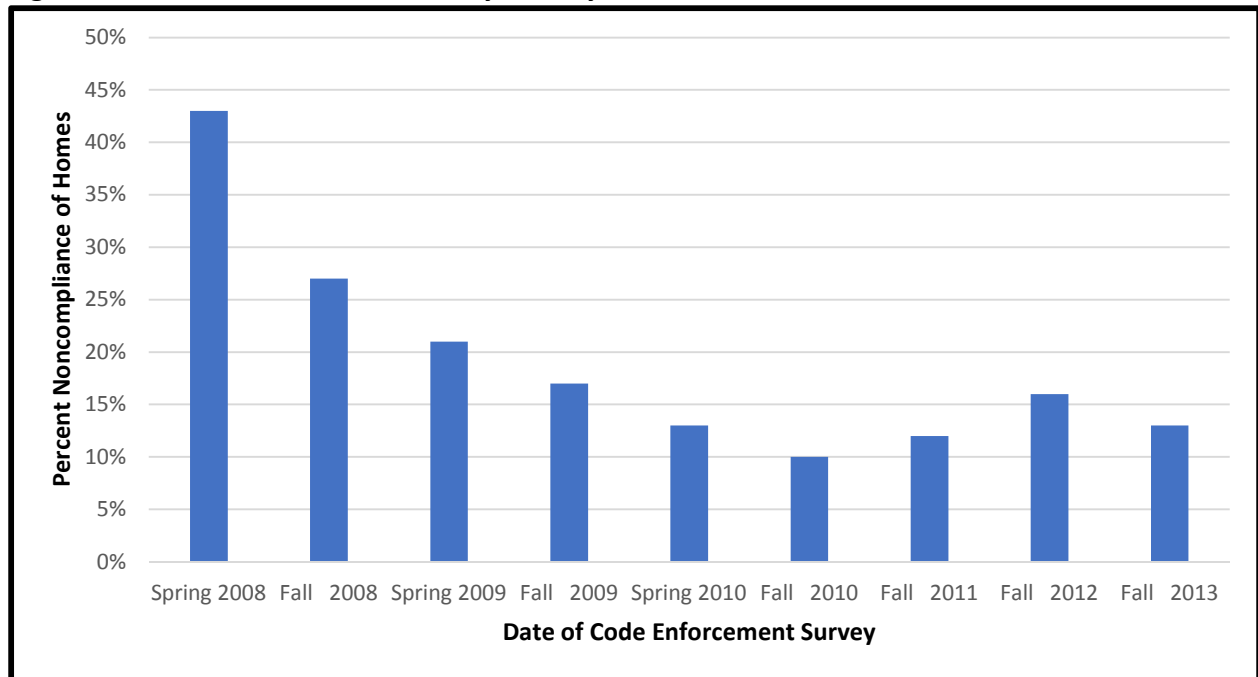
Citywide, approximately two thirds of all homes are single family detached units, with the remainder comprised of a great variety of more compact housing types from townhomes and duplexes to large apartment complexes. This chapter distinguishes four important issues for the future improvement of existing neighborhoods: education, property maintenance, beautification/enhancement and single family neighborhood integrity.

Code Enforcement Survey

Beginning in 2008, the Code Enforcement Division of West Valley City conducted at least annual surveys studying City Code compliance of single family residential properties throughout the City. Each survey identified the location and type (i.e. graffiti, inoperable vehicle, landscaping, outside storage, solid waste and surfacing) of each violation. Figure 6.1 shows how compliance improved substantially following the formation of the Community Preservation Department in 2008. In recent years compliance has hovered around the low teens, which is comparable or better than peer cities. In 2013 the most common type of violation was landscaping.

While critical to the long-term stability of neighborhoods, code enforcement efforts can only go so far. Over time, homes within neighborhoods need reinvestment by property owners to stay attractive to families who will eventually buy and maintain homes within the neighborhood.

Figure 6.1: Code Enforcement Survey History

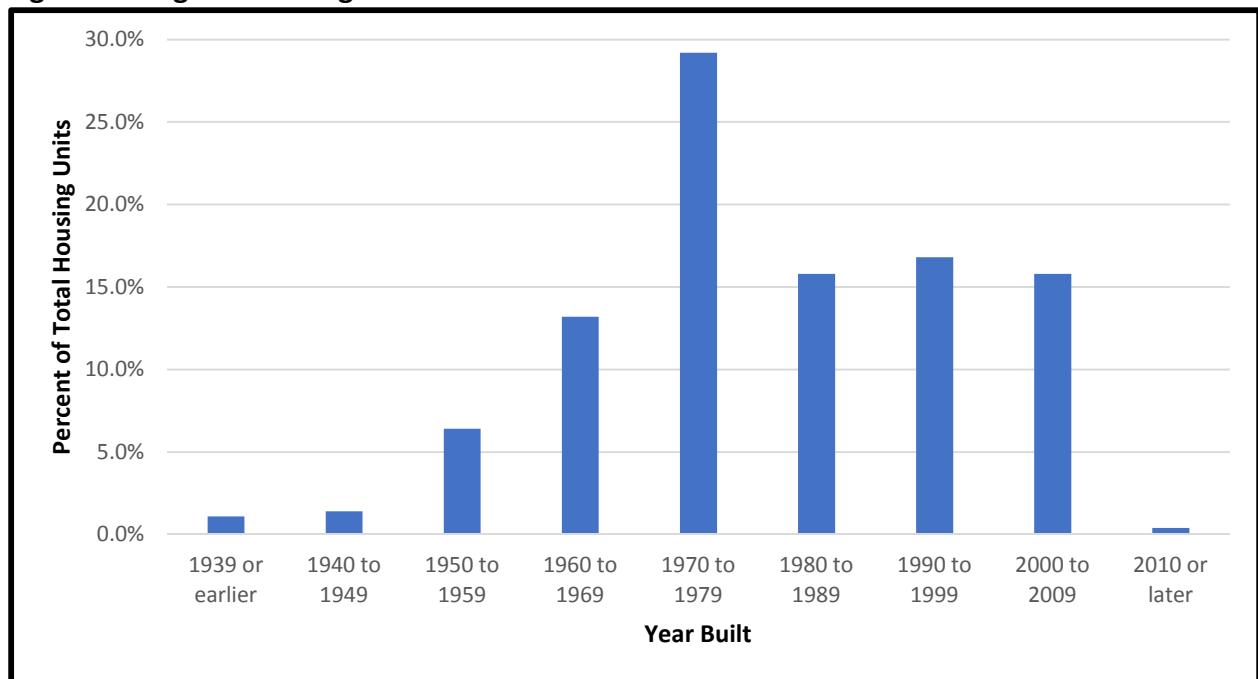


Age of Housing

As homes age they need ongoing maintenance such as paint, window replacements and shingle replacements on roofs to maintain property values, keep homes livable, improve energy efficiency and keep neighborhoods attractive. Figure 6.2 shows the year housing units within the City were built and illustrates how the majority of housing units in the City were built in the 70's or earlier. Such housing should have seen significant reinvestment by now; however, there are examples where maintenance is lacking and signs of wear and tear are showing.

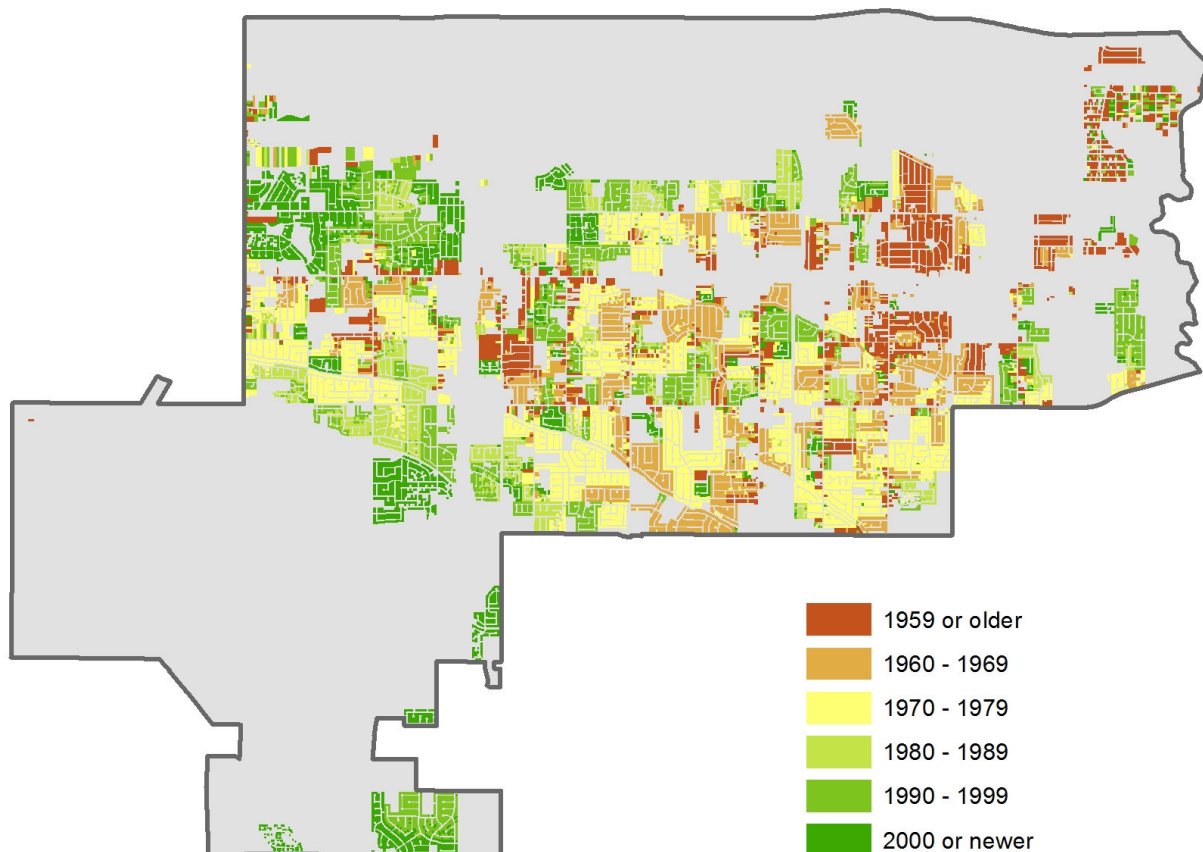
Figure 6.3 shows the age of single family homes by location in the City. Generally speaking, the west side of the City is newer than the east side.

Figure 6.2: Age of Housing Units



Source: U.S. Census Bureau, 2012 American Community Survey

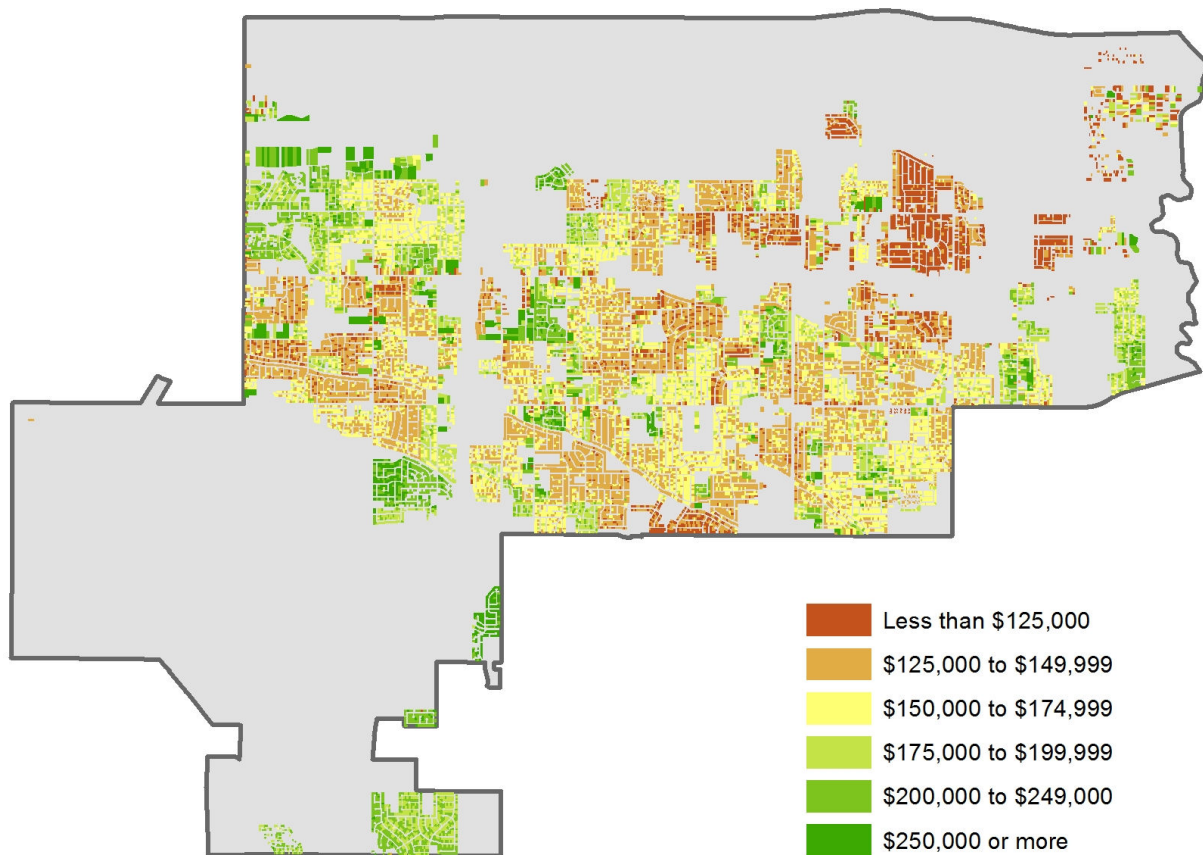
Figure 6.3: Single Family Home Age by Location



Property Value

One measure of the health of a neighborhood is the value of homes within a neighborhood. The Housing Chapter shows that the median value of owner-occupied homes in the City is about 25% less than the median value in the County. Research into property value and age has shown that within the City, older homes are generally worth less than newer homes. Since the 50's, the average value of homes built within each decade is higher than the preceding decade. Figure 6.4 shows the assessed value of all homes within City by location. When comparing Figures 6.3 and 6.4, one can see that several of the older subdivisions also contain some of the lowest valued homes. The City wants to promote home value appreciation for all homes, especially those that are older.

Figure 6:4: Assessed Value of Single Family Homes within the City



6-3 Vision

As Salt Lake Valley's western gateway, West Valley City is recognized for and celebrates the rich diversity of its neighborhoods. The City is committed to the long term preservation and health of its residential communities, and will work to proactively address important neighborhood issues that detract from their safety and vitality. West Valley City seeks to provide positive

solutions involving neighborhood residents that make the City more beautiful, unique, and unified.

6-4 Issues, Goals and Actions

Issue: Staffing and Department Coordination

As the City continues to age and remaining vacant land is developed, the City's emphasis will need to shift from regulating new development to supporting existing development. To address the issues that follow, a more concerted effort with more resources will be needed.

6.1 Goal: Allocate more resources to address existing neighborhoods.

6.1.1 Action: Hire more staff to address existing neighborhoods. Job number one for new staff will be to research issues (crime, enforcement, property value, community involvement, etc.) relating to existing neighborhoods.

6.1.2 Action: In addition to the goals and actions identified in this Chapter, develop specific programs and initiatives targeted to address issues in existing neighborhoods.

6.1.3 Action: Allocate sufficient funds to support programs.

6.2 Goal: Improve coordination of departments that regulate and provide services to existing neighborhoods.

6.2.1 Action: Establish a task force comprised of representatives from each department to coordinate efforts to support and improve existing neighborhoods.

6.2.2 Action: Provide regular Council reports on task force accomplishments.

Issue: Education

One of the most important means for maintaining neighborhood cohesion, order and pride is a consistent outreach effort. West Valley City makes many resources available to neighborhoods and city residents and these should be marketed through a variety of means. Similarly, the City works best when it is aware of the concerns and ideas of its residents. This two-way dialogue is critical to the empowerment of neighborhoods and residents and the efficient operation of government toward the preservation of existing neighborhood character and quality of life.

6.3 Goal: Improve communication between residents, realtors and the City.

6.3.1 Action: Provide important community outreach and service materials in printed and electronic form.

- 6.3.2 Action:** Maintain a current database of all neighborhood groups with contact information.
- 6.3.3 Action:** Provide resource fairs where residents can get information on a variety of issues and ask questions or share ideas with city staff and officials.
- 6.3.4 Action:** Develop a code violation course offering for property maintenance violations to reduce or remove fines.
- 6.3.5 Action:** Meet with realtors to share information on the many positive aspects of living in West Valley to help them sell the City.

6.4 Goal: Be aware of outside resources available to residents to maintain and upgrade their property and neighborhood

- 6.4.1 Action:** Identify all resources available to residents to maintain and upgrade their property (utility rebates, lead based paint removal, etc.)

Issue: Property Maintenance

Neighborhood pride, identity, property values and sometimes safety are compromised by unmaintained and unsightly properties. Property owners have a responsibility to observe City Code by keeping their property orderly and safe. While enforcement is an important tool to deter and correct violations, West Valley City should also encourage and incentivize investment in property. Of particular concern are older, low value homes. The Regional Analysis of Impediments to Fair Housing Choice for Salt Lake County prepared by the Bureau of Economic and Business Research states: "Homes that are greater than fifty years old and have a value of less than \$150,000 have a much higher likelihood of deferred maintenance, deteriorating quality and high energy costs."

6.5 Goal: Promote clean and attractive properties and neighborhoods.

- 6.5.1 Action:** Make property maintenance information, codes, expectations and resources easily accessible and understandable to residents.
- 6.5.2 Action:** Proactively enforce property maintenance code violations.
- 6.5.3 Action:** As resources permit, proactively enforce building code violations.
- 6.5.4 Action:** Use public infrastructure funds strategically to correspond with other neighborhood improvement efforts.

6.5.5 Action: In conjunction with Action 6.1.2, consider City programs/incentives to promote property maintenance.

6.6 Goal: Promote proper management and maintenance of residential rental properties.

6.6.1 Action: Continue to use and enhance the Good Landlord Program and business license inspections to encourage proper management and maintenance of rental properties.

Issue: Beautification and Enhancement

Unlike property maintenance, beautification addresses opportunities to actively add to or enhance the neighborhood character and infrastructure. The City can go a long way toward implementing beautification measures and already provides many different resources to this end, but it is critical that residents be involved in efforts within their neighborhoods.

6.7 Goal: Empower residents to beautify their neighborhoods.

6.7.1 Action: In conjunction with Action 6.1.2, consider City programs and incentives to promote individual property (examples: front yard landscaping, home remodel) and neighborhood beautification and enhancement (examples: fence or wall replacement along arterials, new streetlights).

6.7.2 Action: Help neighborhoods identify and install neighborhood entry monuments to create a sense of security and place.

6.8 Goal: Improve the tree cover and vegetation throughout the City.

6.8.1 Action: Consider a street tree policy that firmly supports and provides incentives toward the planting, care and maintenance of suitable trees in the park strip.

Issue: Single Family Neighborhood Integrity

Shortly after incorporation, the City initiated rezones over entire neighborhoods from multi-family zones to single family zones in an effort to maintain homes within existing neighborhoods as single family homes. Since that time the City has taken other steps like requiring license inspections for all rental properties to protect single family neighborhoods. Despite these efforts, the City continues to receive complaints about illegal duplexes and overcrowding within neighborhoods.

6.9 Goal: Maintain homes within single family neighborhoods as single family homes.

- 6.9.1 Action:** Deny rezone requests seeking to convert single family homes into duplexes, develop infill properties within existing neighborhoods into multi-family housing or redevelop single family homes into multi-family housing.
- 6.9.2 Action:** Use all available tools (building code, business licensing code, zoning code, etc.) to prevent single family homes from being converted into duplexes.

October 16, 2014

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

September 13 – October 24, 2014	<i>Journey Stories</i> Traveling Smithsonian Exhibit, UCCC (Opening Reception on September 15th, 6:00 P.M. – 8:00 P.M.) www.culturalcelebration.org
October 18, 2014	West Valley Women in Motion Conference, UCCC, 9:00 A.M. – 2:00 P.M. www.culturalcelebration.org
October 21, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
October 21 – 31, 2014	Early Voting for General Election, City Hall Lobby, 12:00 P.M. – 6:00 P.M. (weekdays only)
October 24, 2014	Member Event – Pumpkin Painting & Refreshments, Fitness Center, 6:00 P.M. – 7:00 P.M. www.wvc-ut.gov/fitnesscenter
October 25, 2014	Bewitching Breakfast, Fitness Center, 9:30 A.M. – 10:30 A.M. www.wvc-ut.gov/fitnesscenter
October 25, 2014	Halloween Safety Fair, Fitness Center, 11:00 A.M. – Noon www.wvc-ut.gov/fitnesscenter

October 27 & 28, 2014	Nightmare Alley, Fitness Center (Edutainment Center), 7:00 P.M. – 10:00 P.M. www.wvc-ut.gov/fitnesscenter
* October 27 – November 6, 2014	Day of the Dead Altar Exhibition, UCCC www.culturalcelebration.org
October 28, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Vincent
* November 1, 2014	Day of the Dead Celebration, UCCC, 6:00 P.M. – 8:00 P.M. www.culturalcelebration.org
November 4, 2014	General Election, Polls Open 7:00 A.M. – 8:00 P.M.
November 4, 2014	Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Corey Rushton
* November 5, 2014	Community Meeting with Mayor Bigelow, Location TBD, 7:00 P.M. – 8:30 P.M.
November 11, 2014	Veteran's Day Holiday – City Hall closed
* November 11, 2014	Free Admission for Veterans, Family Fitness Center www.wvc-ut.gov/fitnesscenter
November 11, 2014	Annual Veterans Day Celebration, American Preparatory Academy, 1255 W. Crystal Avenue (2590 South), 8:45 A.M. – 9:45 A.M.
November 11, 2014	Annual Veterans Day Celebration, American Preparatory Academy, 3636 West 3100 South, 12:15 P.M. – 1:15 P.M.
November 11, 2014	Veteran's Day Event, City Hall, 6:00 P.M. – 7:00 P.M.

November 12, 2014	The Black Keys – Turn Blue World Tour, Maverik Center, 8:00 P.M.
November 14, 2014	Member Appreciation Activity – Movie Night, Fitness Center, 7:00 P.M. www.wvc-ut.gov/fitnesscenter
November 17, 2014	Public Meeting re: 4700 South Project hosted by SL County & Lochner Engineering, Kearns Senior Center, 4851 West 4700 South, 5:00 P.M. – 7:00 P.M.
November 18, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Lars Nordfelt
November 18, 2014	Judas Priest – Redeemer of Souls Tour 2014, Maverik Center, 7:30 P.M.
* November 19, 2014	WVC Watch Wednesday, City Hall, 6:30 P.M. – 8:00 P.M.
* November 19, 2014	Community Meeting with Chief Russo, UCCC, 7:00 P.M.
November 19-22, 2014	NLC Conference, Austin, Texas
November 25, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Ron Bigelow
November 22, 2014	Turkey Trot 5K, Fitness Center, 8:00 A.M. www.wvc-ut.gov/fitnesscenter
November 27, 2014	Thanksgiving Holiday – City Hall closed
December 1, 2014	Annual Christmas Tree Lighting and Walk with Santa, Fitness Center, 6:00 P.M. www.wvc-ut.gov/fitnesscenter

December 2, 2014	Council Study Meeting, 4:30 P.M.; Regular Council, RDA & Housing Authority Meetings, 6:30 P.M. – Opening Ceremony: Tom Huynh
December 3, 2014	Blood Drive, City Hall, 8:30 A.M. – 12:30 P.M.
December 6, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M. www.wvc-ut.gov/fitnesscenter
December 9, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Steve Buhler
December 10, 2014	Stories & S'mories, Plaza at Fairbourne Station, 6:00 P.M. (Details to follow)
December 11, 2014	International Christmas Celebration 2014 – Sponsored by Latino Community Center, UCCC, 5:00 P.M. – 9:00 P.M.
December 13, 2014	Breakfast with Santa, Fitness Center, 9:00 A.M. www.wvc-ut.gov/fitnesscenter
December 16, 2014	Council Study Meeting, 4:30 P.M.; Regular Council Meeting, 6:30 P.M. – Opening Ceremony: Karen Lang
December 19, 2014	So You Think You Can Dance Live, Maverik Center, 8:00 P.M.
December 24 & 25, 2014	Christmas Holiday – City Hall closed
January 1, 2015	New Year's Day Holiday – City Hall closed

City Manager's Voice Mail Messages